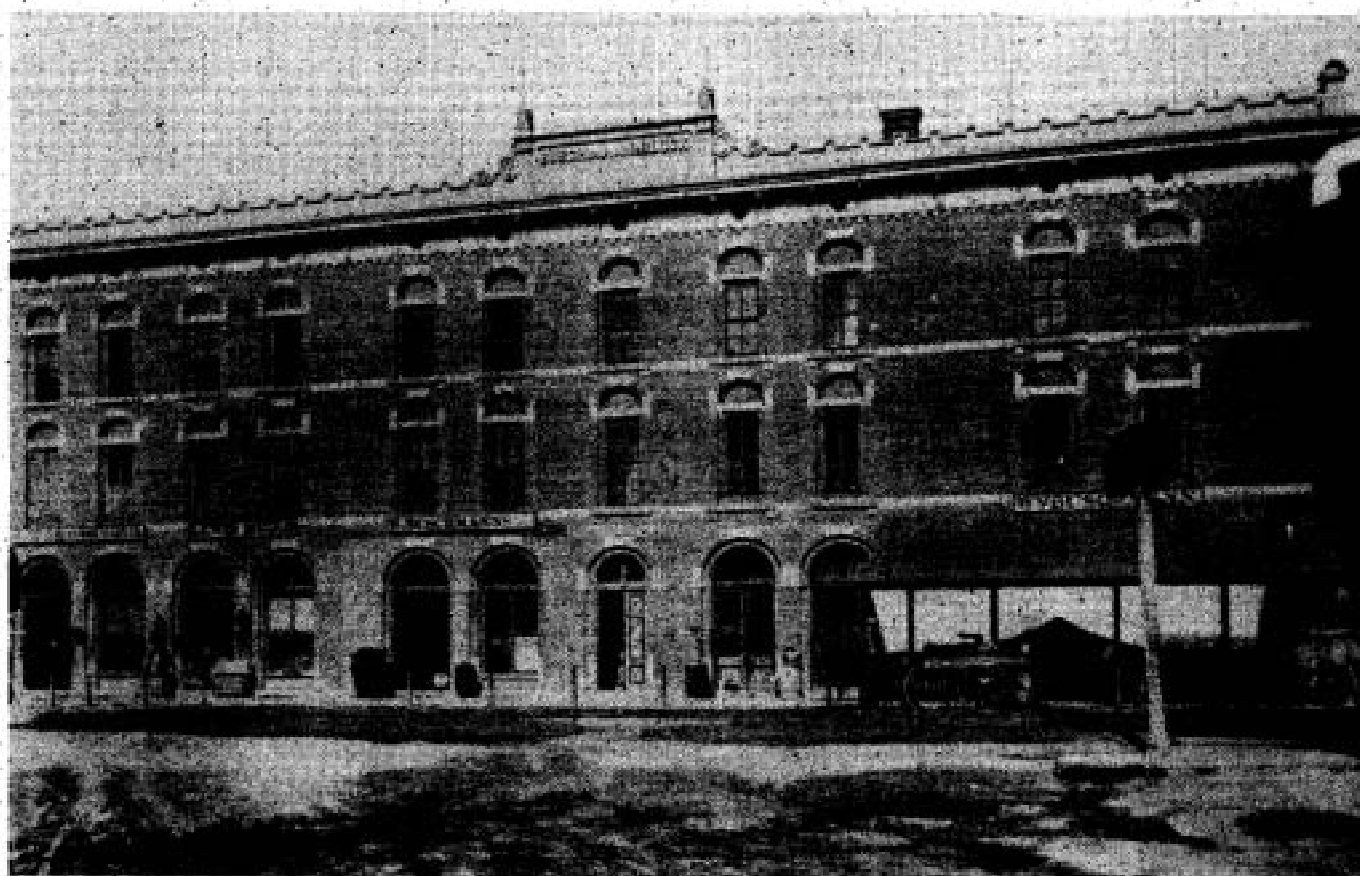


INDIANAPOLIS
HISTORIC
PRESERVATION
COMMISSION

ST. JOSEPH HISTORIC AREA PLAN



The Buschmann Block at Fort Wayne and 10th Street, circa 1890.
Courtesy of C. Severin Buschmann, Jr.

St Joseph Historic Area Plan: Cover

Historic Area Preservation Plan
ST. JOSEPH HISTORIC AREA

(HD-25 (SJ))

A part of the
Comprehensive Plan for Marion County

Adopted by the Indianapolis Historic Preservation Commission

November 6, 1991

Adopted by the Metropolitan Development Commission

November 20, 1991

Prepared by:

Staff of The Indianapolis Historic Preservation Commission
Indianapolis, Marion County, Indiana

Building research, photography and printing executed under contract with:
Bradbury Associates, Inc.

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Community Development Block Grant

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ST. JOSEPH HISTORIC AREA
HISTORIC AREA PRESERVATION PLAN
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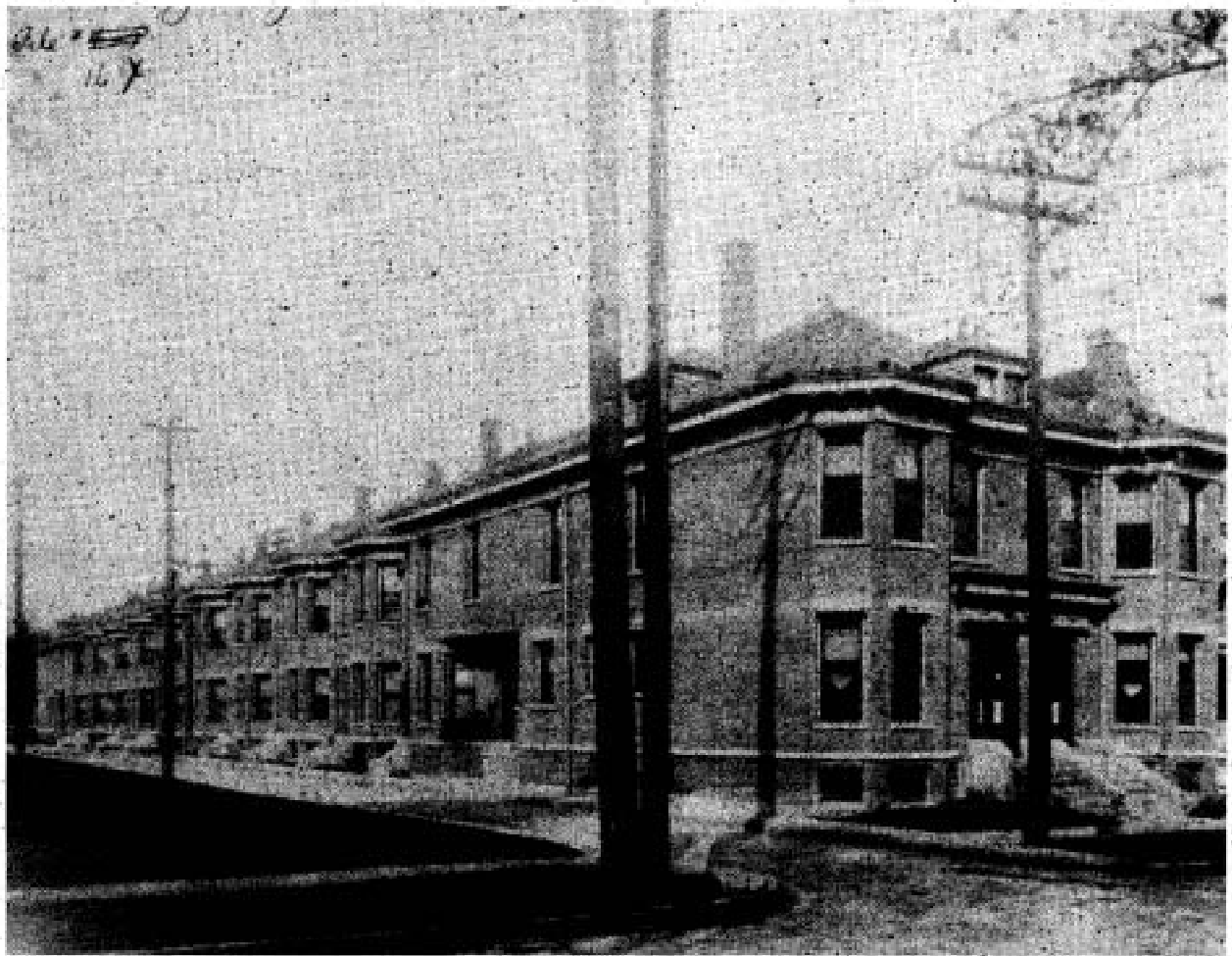
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I. INTRODUCTION



Tuttle Terrace, later Aurora and Apollo Apartments at New Jersey and 11th Streets,
undated. Photograph by Bass Photo Collection, Indiana Historical Society (Folio 31)

I. INTRODUCTION

The St. Joseph Historic Area takes its name from St. Joseph Street. It is located in the downtown immediately north of the original Mile Square of the 1821 Ralston Plan for Indianapolis. The area is unique in Marion County for its mixture of urban land uses comprised mainly of commercial businesses, single-family and apartment dwellings. The area also possesses a concentration of twenty-three structures that are individually listed in the National Register of Historic Places.

The St. Joseph area has for many years been identified by the Indianapolis Historic Preservation Commission (IHPC) and its staff as an area of local historic significance. At the request of the St. Joseph Historic Neighborhood Association, the IHPC agreed to formulate a historic area preservation plan in two phases.

The first phase began early in 1990 with the drawing of the district boundaries and the establishment of preservation objectives, demolition guidelines and the area's historical significance. These elements were put into an Historic Area Plan that was developed with public input. On June 6, 1990, the plan was approved by the Indianapolis Historic Preservation Commission at a public hearing. The Metropolitan Development Commission gave its approval on July 5, 1990 for an eighteen month period during which a complete plan could be developed.

The second phase of the planning process was initiated in February 1991 with a neighborhood-wide public meeting to which all St. Joseph area property owners were invited. The meeting resulted in the creation of a list of neighborhood priorities and the formation of a Planning Committee to work with the IHPC and Department of Metropolitan Development staff to develop the Plan. A total of eight Planning Committee meetings were held where proposals concerning land use, zoning, design standards and other recommendations were reviewed and discussed. At the end of the planning process, a neighborhood meeting was held at which the Historic Area Plan was presented and discussed. The complete plan addresses a full range of preservation and development issues.

This plan has been prepared in accordance with the State Statute IC 36-7-11.1 which establishes and empowers the Indianapolis Historic Preservation Commission. After the approval of this plan by the Indianapolis Historic Preservation Commission and its adoption by the Metropolitan Development Commission as a part of the Marion County Comprehensive Plan, the provisions and requirements of IC 36-7-11.1 and this plan apply to all property and structures within the St. Joseph Historic Area.

II. HISTORIC AREA DELINEATION



ST. JOSEPH HISTORIC AREA PLAN

Ambassador Apartments at Pennsylvania and 9th Streets, November 31, 1924.
Photograph by Bass Photo Co. Collection, Indiana Historical Society Library.
(Negative #88592).

II. HISTORIC AREA DELINEATION

BACKGROUND

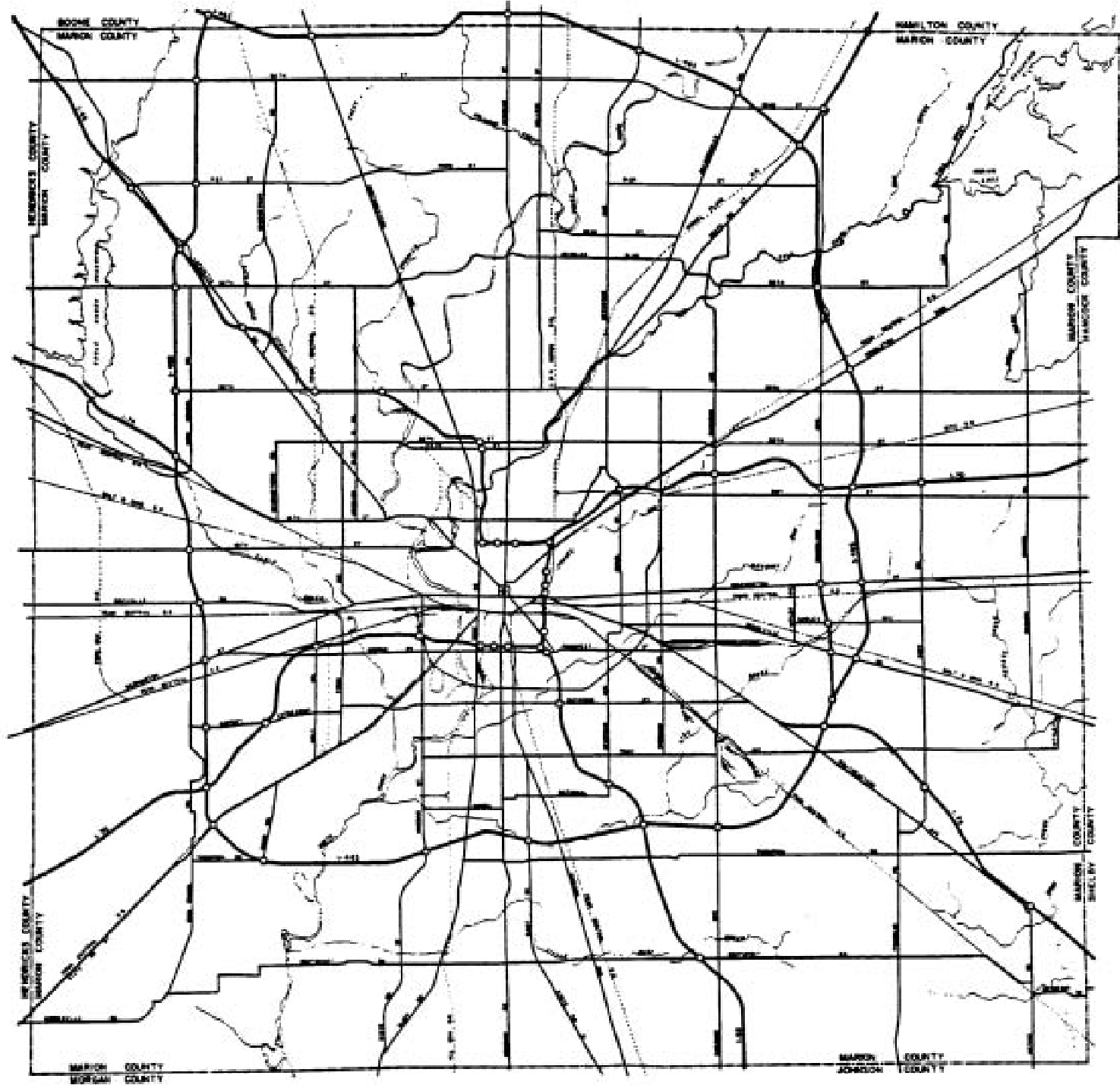
The area encompassed by this preservation plan contains 14-1/2 city blocks. The unique triangular shape is created by Fort Wayne Avenue, a diagonal street serving as one boundary. Pennsylvania Street, Interstate 65 and a short segment of Central Avenue are the other bordering streets.

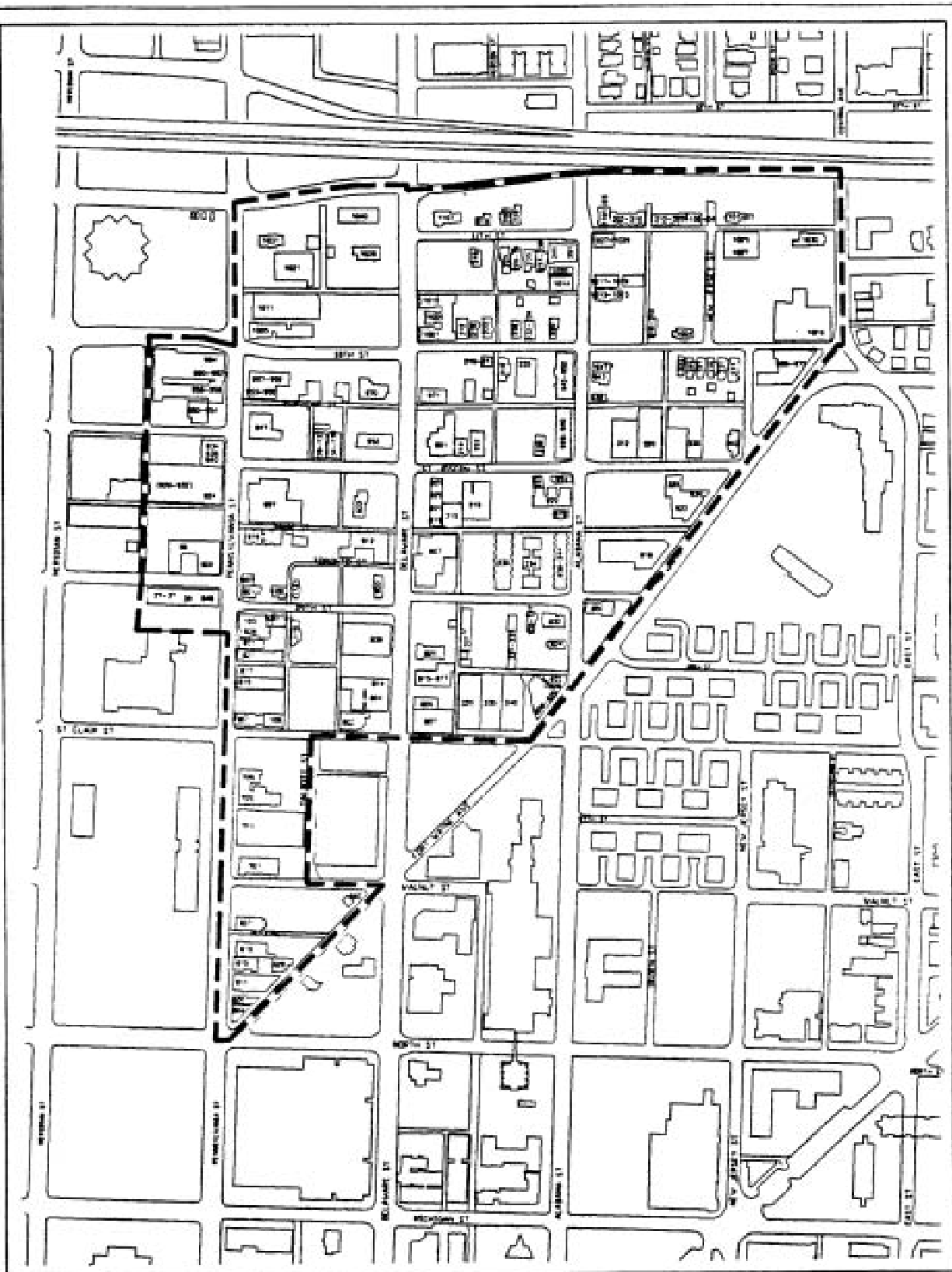
The boundaries were chosen to include the major concentrations of historic buildings (especially those listed in the National Register of Historic Places) as well as the properties that form the context for those buildings. In determining the boundaries the following were taken into consideration: (1) the National Register nomination, (2) a field survey by the IHPC staff, (3) the locations of twenty-three sites individually listed in the National Register, (4) the existence of well defined barriers (i.e., highways, major streets, etc.) and (5) consultation with the St. Joseph Neighborhood Association.

AREA BOUNDARY

The boundary officially designated by this plan is described below, (it is triangular in shape) and is depicted on the map on page 4.

Originating at the southeast corner of the intersection of Pennsylvania and 11th Streets, the boundary line proceeds eastward along the south side of 11th Street to the southeast corner of Delaware and 11th Streets, and thence following the southern edge of the Interstate 65 right-of-way to the west side of Central Avenue. From there it proceeds southward along the west side of Central Avenue to Fort Wayne Avenue (a diagonal street), thence in a southwesterly direction along the northwest side of Fort Wayne Avenue to the northeast corner of the intersection of Fort Wayne Avenue and St. Clair Street. It proceeds westward along the north side of St. Clair Street to Talbott Street (an alley), then southward along the west side of said street to the south side of East Walnut Street. From there the line proceeds eastward along the south side of Walnut Street to Fort Wayne Avenue, thence southwest along the northwest side of Fort Wayne Avenue to Pennsylvania Street. From this point the line proceeds northward along the east side of Pennsylvania Street to the southwest corner of Lot 21, in the Danforth and Knox Subdivision of Outlot 173. From here the line proceeds westward to Scioto Street (an alley) turning north along the east side of said street crossing 9th and St. Joseph Streets to the south side of 10th Street. The line continues eastward on 10th Street crossing Pennsylvania Street. On the east side of that street the line continues northward to its point of origin: the southeast corner of 11th and Pennsylvania Streets.





IHPC HISTORIC AREA BOUNDARY

ST. JOSEPH
HISTORIC AREA

BUILDING ADDRESSES

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

4

BUILDING INVENTORY

The photographs and building descriptions contained in the following "Building Inventory, Pages 6 through 65" were not adopted as part of the St. Joseph Historic Area Plan (HD-25 SI), 1991

The information contained in the building inventory was compiled and photographed in 1994. This information is provided to assist in documenting the area's building history and current physical state.

ALABAMA STREET

Christian-Carfield House
824 North Alabama
circa 1890

Historic Description: This c. 1890 house is one of several buildings that appear to have been built on a speculative basis at the southwest corner of Alabama and Pratt (9th) Streets by Indianapolis coal and lumber merchant John E. Christian. Christian sold the building to John Carfield in 1905. The single family residence was converted to multi-family some time after 1908. The Christian-Carfield House was restored as a two family dwelling as part of the Christian Place Renovation of 1994.

Architectural Description: Built in the Queen Anne Style, this simple, masonry house is distinguished by its asymmetrical composition created by the prominent corner tower on the front (east) facade. The two-story painted brick building has a low, pyramidal roof. One-over-one sash windows have limestone sills and rowlock arch lintels. A square, slate-clad oriel window is located on the second floor of the north elevation. The three-sided, two-story tower contains the main entrance door. The tower has a simple corbel table at eave level and is capped by a conical roof. The current rehabilitation is recreating a porch across the east facade using pieces of the original porch and replicating missing pieces.



Christian-Kave House
832 North Alabama
circa 1890

Historic Description: This residential building is one of several that appear to have been built on a speculative basis at the corner of Alabama and Pratt (9th) Streets by Indianapolis coal and lumber merchant John E. Christian. It was constructed circa 1890. John Christian sold the building to William Kave in 1904. At sometime it was divided into multiple apartment units. The building became part of the Christian Place project to rehabilitating four structures on this corner into affordable/low income housing.

Architectural Description: The Christian-Kave House is a frame, three-story structure designed in the Queen Anne style. It has an asymmetrical floor plan with a tower located at the northeast corner of the structure. Gabled bays face north and east and the roof line features several gabled dormers. The 1994 rehabilitation project resulted in the removal of plaster sheathing and several twentieth century brick porches to reveal a variety of Queen Anne detailing. Gable eaves have applied decorative barge boards. The tower has a pyramidal roof with evidence of its original metal cresting still evident. The third floor of the tower and the dormers are sheathed in fish scale shingles. Windows are one-over-one wood sash and are trimmed in flat wood elements. Some tower windows retain applied wood details featuring a sunburst motif.



ALABAMA STREET

Seminole Apartments
920 North Alabama
circa 1914

Historic Description: The Seminole Hotel opened its doors on August 1, 1914 as a residential hotel for single men. This "Bachelor Hotel" consisted of seventy-two furnished rooms with a lobby and a basement. The Seminole was seen as unique for its time as it was a hotel without bar or restaurant. It's location was noted as convenient for walking to the center of downtown, but distant from its dirt and noise. The Seminole was built and managed by the Sourbier-Emrich Realty Company. The opening of the Seminole was covered in an August 2, 1914 Indianapolis Star article.

Architectural Description: The Seminole Apartment building is a three-story brick building resting on a raised basement. The main facade is symmetrical in design with a central entrance. Subdued limestone and brick work, Arts and Crafts details provide some relief to this otherwise severe facade. Limestone is used as the waterable belt course and parapet coping. The rear and side walls are faced with common bricks and pierced with regularly spaced windows.



Israel Traub Store
924 North Alabama
circa 1866

Historic Description: The Israel Traub store is the oldest existing commercial structure in the district. The lot was purchased by Israel Traub in 1854. Until 1867, Traub, a German Swiss immigrant from Zurich, was listed in city directories as a painter with a residence on adjacent lots now occupied by the Seminole Hotel (920 North Alabama). By 1866, Israel Traub had established a grocery in the building which he operated until 1881. The building continued to be used as a local grocery well into the twentieth century. In 1922, the Standard Grocery Company purchased the location and its branch manager, Fred Flenner, lived above the store. It was one of four Standard branches on Alabama south of 16th Street. From 1891 until 1926, the property was owned by Charles D. Meigs, State Superintendent of the Indiana Sunday School Union and editor of the publication *The Awakening*.

Architectural Description: The Israel Traub Store is typical of the small-scale commercial/residential buildings constructed early in the neighborhood's history. Its height and massing are of a residential scale. It is a narrow, gable front brick building void of ornamentation except for a circular gable vent and low brick arches on the two second floor residential windows. The entrance to the storefront is recessed and at a forty-five degree angle to plane of the front (east) facade. The original storefront display windows have been filled in and replaced with two eight-light sashes. There is a ghost sign on the northern facade that reads "Owl Cigars" with an illustration of an owl.



ALABAMA STREET

House
925 North Alabama Street
1994

Historic Description: This house and its immediate neighbors were built as speculative housing designed and constructed by the firm of Estructura as a series of six Neo-Italianate houses under construction in 1994-1995.

This new construction represents a major development and investment in the St. Joseph Historic Area.

Architectural Description: The two-story frame house employs some Italianate style elements including an entablature with cornice and frieze, two-story oriel, and a hooded entrance with transom.



House
927 North Alabama Street
1994

Historic Description: This house and its immediate neighbors were built as speculative housing designed and constructed by the firm of Estructura as a series of six Neo-Italianate houses under construction in 1994-1995.

This new construction represents a major development and investment in the St. Joseph Historic Area.

Architectural Description: This Neo-Italianate two-story frame house is very similar to its companion immediately to the south. It has a low-pitched roof, bracketed entablature, two-story oriel, and recessed entrance with a transom. It has a spit-face concrete block chimney and foundation.



Pearson Terrace
928-940 North Alabama
circa 1901-1902

Historic Description: Pearson Terrace may be the finest example of row housing that remains in the Indianapolis urban center. It was built in 1901-1902 as a speculative real estate venture by successful local music store owner, George C. Pearson, during the upsurge in construction of multi-family apartments and flats in the city. The seven, two-story units were immediately popular, especially with widows and single men (including two members of the Bals-Wocher family, who were life-long neighborhood residents).

Architectural Description: Pearson Terrace was designed in a simplified, vernacular Queen Anne style. It is a seven unit two-story brick row house complex resting on a raised foundation. Three street front facades are faced in a gray brick that is unusual for the area. These facades feature limestone window sills, headers and a molded limestone stringcourse. The rear facade is faced in a more common red brick. The front (eastern) facade achieves visual interest through symmetrical massing and multiple plains that contrast recesses and projecting elements. The north and south ends of the building are anchored by single bay projecting gabled pavilions that feature a limestone stringcourse, molded trim on the gable edge and round arched ventilator grilles with dressed limestone arches and metal lattice inserts. A two bay, double gabled projecting element, located in the center of the structure, contains a covered porch and the same decorative elements as the end bays. This facade also features four, three part projecting bays with conical roofs.



ALABAMA STREET

Hoss-Shannon-Nathan House
939 North Alabama Street
1875

Historic Description: Peter Hoss, a real estate agent, built this Italianate house on speculation in 1875, selling it to Thomas Shannon the following year. Shannon, a clerk, lived here until his death. His heirs sold it in 1893 to Solomon and Natalie Nathan. The Nathans were owner-occupants until they sold the house in 1932. The house enjoyed stable occupancy throughout the 1930's and 1940's (Alvin and Emma Turner), and the 1960's to 1980 (Clyde and Mary King). The house remains largely intact with very few changes.

Architectural Description: Typical of the period, this two-story frame house has the Italianate hallmarks of the style, including a low-pitched hipped roof, entablature with cornice and brackets, hooded windows with brackets and symmetrical openings. The side entrance is protected by the original Italianate porch. A shed-roofed addition is located at the rear.



Jennings Building
942-944 North Alabama Street
1958

Historic Description: George Jennings had this small commercial building constructed in 1958. A long-time stable tenant was the Barton Distributing Company from 1958 until the 1970's. Since the mid 1960's, the building has been used as a tavern.

Architectural Description: This simple one-story commercial building originally accommodated two businesses. The main facade of this concrete block building is faced with red brick, has recessed corner entrances, limestone coping and tablet with the inscription, "Jennings 1958". The two former display windows have been bricked in with undersized decorative windows.



Hoss-Corbaly House
943 North Alabama Street
1874

Historic Description: Peter Hoss constructed this Italianate house in 1874 and sold it to William Corbaly, who owned it for twenty-six years. It is very similar to the house at 939 North Alabama, also constructed by Hoss.

Architectural Description: The two-story Italianate house is constructed of wood frame and clad with clapboards. The "L" shaped plan accommodates a side corner porch with turned posts. Typical of the style, double hung sash windows are long and narrow with a decorative frame and bracketed hoods. The entablature includes a paneled frieze, brackets, and a deep cornice. The door on the main facade has a transom and a lighted paneled door.



ALABAMA STREET

Commercial Block
946-952 North Alabama Street
1926

Historic Description: The one-story block is typical of its day. Since 1926, it has had a myriad of businesses as tenants. It accommodated several grocery stores. Alabama Liquors was a tenant from the 1930's to the mid 1950's. By the 1970's, the building was losing its tenants and became vacant in the 1980's.

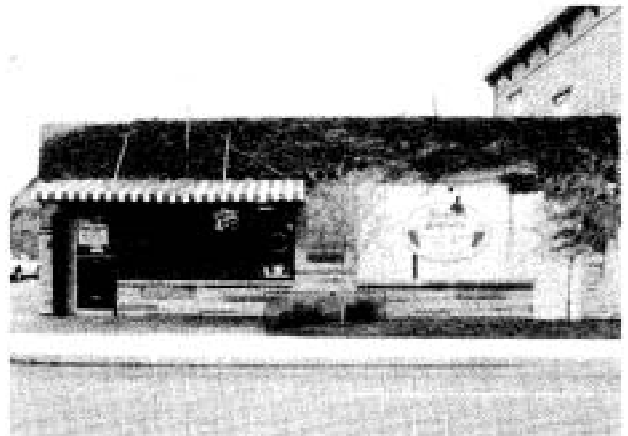
Architectural Description: This one-story commercial structure was designed to accommodate four different businesses. The concrete block structure is faced with tapestry brick, limestone coping and accents. Only the southern-most storefront is exposed and consists of two display windows flanking a centered, glazed entrance, surmounted by a transom band. The other sections of storefront have been boarded up.



Calderone Building
945-947 North Alabama Street
1955

Historic Description: Robert Calderone had this small commercial block constructed in 1955. The first occupants were an electrical appliance shop and the State Liquor Store. By 1958, the Alabama Liquor Store relocated to the north half of the building, moving from the opposite side of Alabama Street, and by the mid 1970's was the sole tenant.

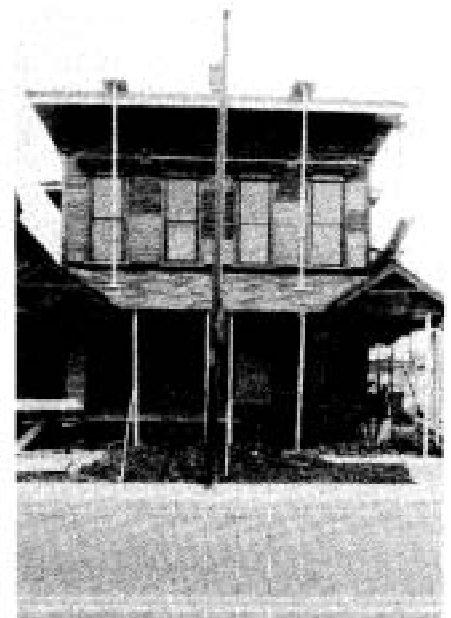
Architectural Description: This one-story commercial building is of masonry construction with a flat roof, parapet, brick and coursed limestone cladding. It has two large display windows and entrances. The southern openings are covered over, but mirror those in use.



Hartman Double Residence
1013-1015 North Alabama Street
circa 1877

Historic Description: This double residence, originally one-story, was constructed sometime between 1873 and 1877 by Matthew Hartman, a plasterer. Hartman purchased the lot from Elijah Martinday in 1871, the year it was platted. Hartman lived here until 1877. The house underwent a major expansion around 1887 with the construction of a two-story addition and a one-story wing on the rear of the house. The house was restored in 1993-1994.

Architectural Description: The two-story Italianate frame double residence bears details and elements typical of the style. These features include an entablature with brackets, frieze windows and a deep cornice. The front facade is four bays wide with the openings decoratively framed and crowned by bracketed hoods.

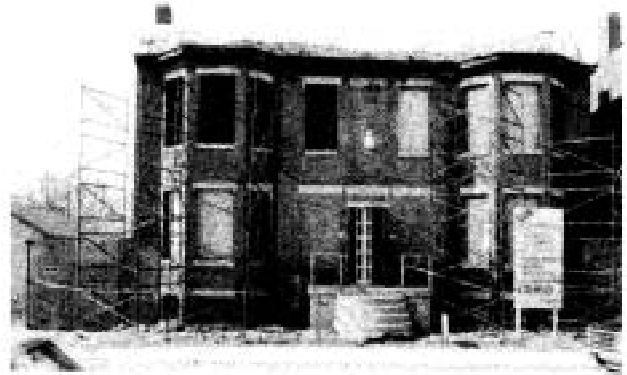


ALABAMA STREET

Rafert Flats
1014-1020 North Alabama
circa 1908

Historic Description: These simple row houses were built in 1908 by Christopher Rafert in response to the growing need for moderate priced housing for downtown workers. These "Eastern" flat units typically, each contained five to seven rooms, with two flats per floor.

Architectural Description: Rafert Flats apartments are comprised of two, two-story frame buildings faced in red brick. The main (west) facades are spartan in their lack of decorative elements. 1014-1018 North Alabama is seven bays wide with a central entry. There are full height bays flanking the center section. Sills and shouldered lintels are of limestone. A sloped, shingled parapet tops the otherwise flat roofed building. 1020 North Alabama is only four bays wide, but otherwise is identical to 1014-1018 in design.



Marks Double Residence
1017-1019 North Alabama
circa 1905

Historic Description: This double residence was constructed for Henry Marks in the Free Classic style. Marks owned it from 1902 until his death in 1908. The house was built on an undeveloped lot platted in 1871. The house originally had a shed-roof porch and two rear porches. These rear porches were later removed and a single rear porch was built. The front porch was remodeled, with box columns added. The house was restored in 1993-1994, resulting in the removal of the brick cladding which had been in place for decades.

Architectural Description: This two-story frame double residence exhibits Free Classic Styling in its classical porch columns, gable roof with projecting pediment, attic fan light and cornice. The symmetrical facade has its details intact with glazed front doors and double-hung sash windows containing multi-lighted upper sash with lattice muntins.



Apollo/Aurora Apartments
1101-1103 North Alabama Street
circa 1901

Historic Description: Frederick and Susie Tuttle had the Apollo and its nearly identical twin, The Aurora, constructed in 1902. Originally named Tuttle Terrace, the complex was not apartments, but townhouses. Frederick Tuttle was a real estate agent. Tuttle sold the Terrace in 1917. Owner Frank Kokemiller, a hotel proprietor, changed the name to Apollo-Aurora in the early 1920's. The buildings were unsympathetically remodeled in 1972.

Architectural Description: The Apollo Apartment Complex is one half of a tandem apartment with its companion, The Aurora, immediately to the east. The Apollo is a two-story brick apartment building. The building has two street facades. The Alabama facade is symmetrical with two corner bays, a low-pitched hip roof, sheet metal cornice and rock-faced limestone sills, lintels, architrave and water table. Stamped sheet metal wreaths and swags and cornice ornament the entrance. A large tablet with Apollo in relief with the legend *Apollo* is centered on the facade at the second story level. The 11th Street facade is a series of four bays and stooped entrances.



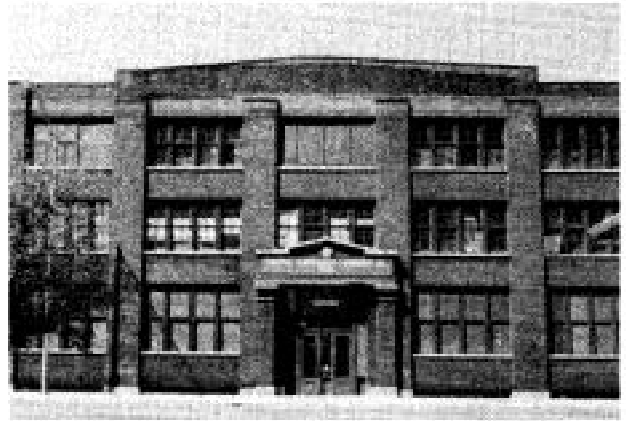
Also, 302-310-312-320 East 11th Street,
and 1102-1104 North New Jersey Street.

CENTRAL AVENUE

Lewis Meier Building
1010 North Central
1895

Historic Description: Lewis Meier established a clothing manufacturing operation in 1883. Initially, he leased space for the business in William Buschmann's commercial building at 968-972 Fort Wayne Avenue. In 1895, Meier & Company built this three-story structure at 1010 North Central, immediately north across St. Mary Street (10th Street). The new building was for a time connected to the Buschmann Block by a bridge at the third floor level providing storage for the rapidly expanding manufacturer. The Meier & Company association with William Buschmann extended to the second generation with sons Louis and Charles Buschmann working for Lewis Meier. Charles Buschmann became president of the company, expanding the operation into one of the largest clothing manufacturers in the city. He played a prominent role in Indianapolis business and social life, helping to found both the Union Manufacturers of America and the Indianapolis Athletic Club.

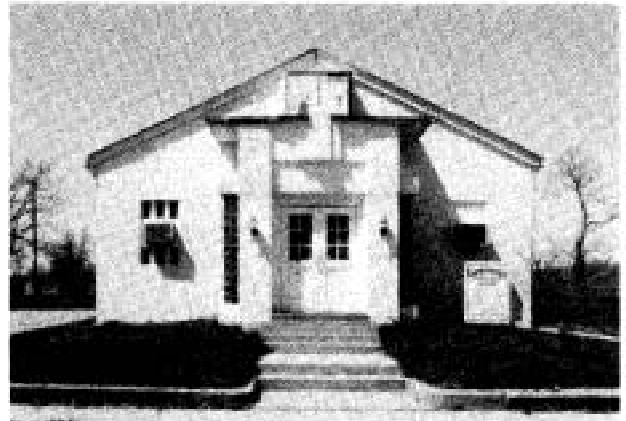
Architectural Description: This three-story industrial building exhibits Neoclassical detailing with the six brick piers separating the front facade into five bays. The side facades are articulated into eleven bays. Each bay consists of brick spandrels with stone sills under the grouped wood-framed and sashed, double hung four-over-four windows. The bays of the front facade have four windows, three windows are grouped on the side. Limestone is found in the facade's classical pediment above the centered front entrance. The building once had a cornice (probably stamped sheet metal) wrapping around its front and side facades.



Church
1030 North Central Avenue
circa 1946

Historic Description: This church was constructed sometime between 1946 and 1949 for the Unity Primitive Baptist Church. Several other congregations have successively owned it.

Architectural Description: Of very simple construction, this church building is constructed of concrete blocks with a thin coating of stucco. The nave is entered from a flat-roofed entry pavilion with double-leafed, lighted, paneled doors. This pavilion is the building's most prominent feature and is framed by flanking piers and crowned by an exaggerated keystone. A gable roof covers the nave lighted by glass-blocked window openings. A two-story rear wing is perpendicular to the nave.

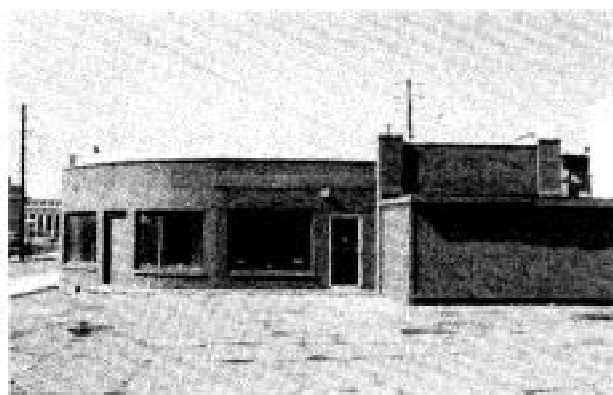


DELAWARE STREET

Commercial Building
802 N. Delaware
circa 1945

Historic Description: This commercial building was constructed between 1941 and 1954 as an auto repair shop and later functioned as a laundry and dry cleaners shop.

Architectural Description: This utilitarian concrete block commercial building is one story in height. It's set back from the street to accommodate a parking area. Portions of the front facade are brick faced. A later, concrete block addition gave it a rounded corner. A wood frame addition projects from the north section of the front facade.



Commercial Building
804 North Delaware Street
circa 1969

Historic Description: This commercial building was built sometime after 1969.

Architectural Description: The one-story concrete block building received its present brick facing in the mid 1980's. The present facade is symmetrical with a recessed, centered entrance with two metal sawed and sashed glazed doors. The entrance is flanked by three round-arched windows on each side with brick work aprons.



Commercial Building
801-807 North Delaware Street
circa 1935

Historic Description: Originally two separate commercial buildings, one facing Delaware, the other St. Clair Street, the building was erected sometime between 1927 and 1941. The brick and sheet metal facing materials were added in 1979 or in the early 1980's. The two buildings accommodated four different retail businesses.

Architectural Description: The two street facades are faced with sheet metal and brick and are of a recent vintage. The window and door openings on the Delaware Street facade give no hint of the original storefronts now covered with brick.



Commercial Building
809 North Delaware Street
circa 1954-1956

Historic Description: Records indicate construction of this commercial building as sometime between 1954 and 1956.

Architectural Description: This shop is now integrated into the neighboring building to the south and serves as the entrance and showroom for Leon Tailoring Company. It has classical elements of fluted end pilasters and an entablature with a molded cornice. The original shop front has been lost with undersized windows and brick filling the openings. Projecting from the center of the facade is an enclosed entrance vestibule.

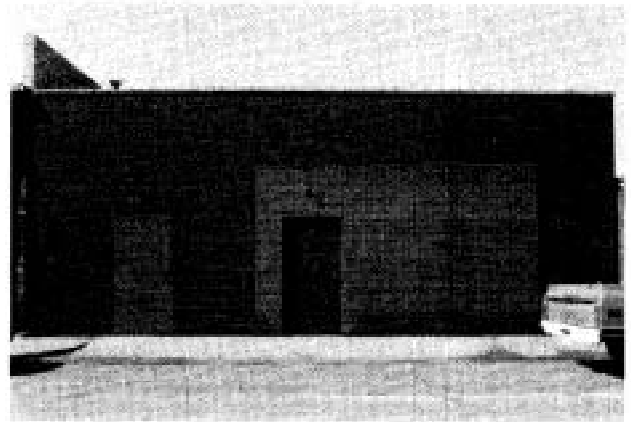


DELAWARE STREET

Commercial Building
814 North Delaware Street
circa 1941-1954

Historic Description: The building was built sometime between 1941 and 1949 and used as a refrigerator repair shop and later as a tire recapping shop. The two-story rear portion was constructed in 1955 as a tire warehouse.

Architectural Description: This one-story concrete block building has a very plain brick facade, made plainer with subsequent alterations. The former storefront opening has been bricked up leaving only a steel-framed steel flush door. A soldier course lintel is found above the former storefront, and a secondary doorway to the south has also been bricked up.



Commercial Building
815-817 N. Delaware Street
circa 1962

Historic Description: This commercial building was constructed in 1962 as an optical lens and grinding shop.

Architectural Description: The one-story concrete block structure is faced with Roman brick. Two windows and an entrance pierce the facade.



The Shelton
825 N. Delaware
circa 1925

Historic Description: The Shelton is the first of four large downtown apartment buildings constructed by the collaboration of developer and investor F. Rolland Buck and the Foster Engineering Company. Buck was the son of a wealthy Michigan industrialist. He used capital that he received from his father to form a corporation for the financing and management of the Shelton. Charles B. Foster was a mechanical engineer who worked with famed architect Frank Lloyd Wright prior to his arrival in Indianapolis in 1919. Foster was the designer and patent holder on a structural concrete system called "unit slab construction." This system allowed for such speed and accuracy that the outer shell of the Shelton was completed in only twenty-one days. Controversy delayed construction when a variance was sought to erect the apartment building. One determined zoning board member contested the application because he wanted to maintain North Delaware Street as a location for single-family residences.

Architectural Descriptions: Constructed in 1925, the Shelton is a five-story, five-bay concrete slab and structural steel building faced in buff colored brick. Its symmetrical main facade is plain, bearing only minimal ornament. The central bay features a projecting entrance with limestone quoining and a crest carved into the limestone plaque above the door. The quoins are echoed on the limestone window surrounds on all floors. Limestone stringcourses delineate the top of the first and fifth floors. Limestone coping also caps the crenelated parapet. Original window sash has been replaced by factory steel sash.

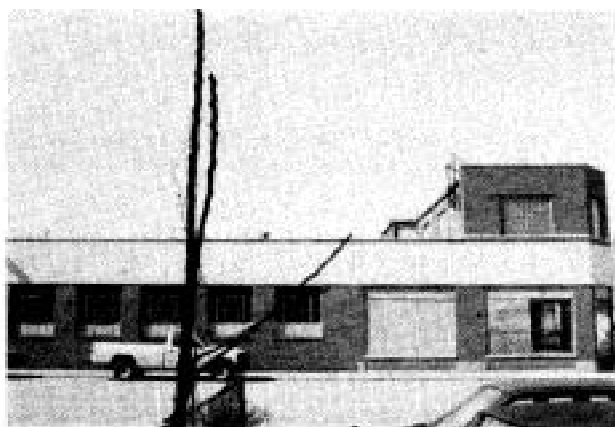


DELAWARE STREET

Commercial Building
838 North Delaware Street
circa 1920

Historic Description: The two-story portion of this commercial building was constructed sometime between 1916 and 1927, and functioned as a sales area. The one-story portion that predates 1941, became the service area of a tire retail outlet.

Architectural Description: The building is composed of a two-story commercial section and a one-story section constructed of concrete blocks faced with brick. A sheet-metal band (possibly a former sign board) wraps around the two street facades. Glass blocks fill in the second story windows and the original industrial steel sash windows are in place on the Delaware Street facade. Plate glass display window and doors pierce the first floor of the retail section.



Commercial Building
902 North Delaware Street
circa 1928

Historic Description: The building was constructed as a filling station sometime between 1927 and 1941.

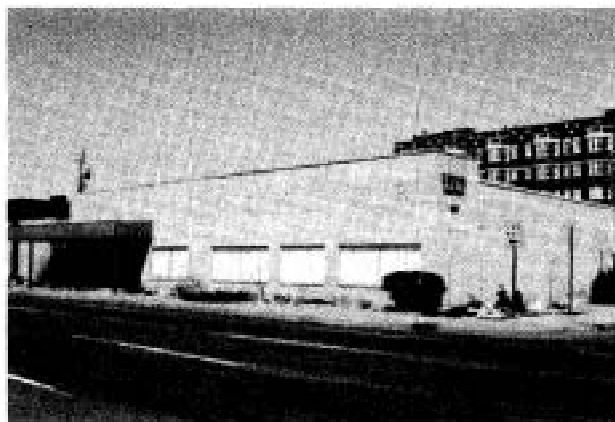
Architectural Description: This one-story commercial building still exhibits its filling station character with the three garage service bays, now glazed. The facade is also pierced by two entrances and a display window. A pent roof has been added.



Unity Truth Center
907 North Delaware
1955 & 1964

Historic Description: In 1949, the Unity Truth Center purchased this property, which was the site of five houses. In 1955, the Center erected the southernmost portion as an office. The main portion was constructed in 1964, and included a 480 seat sanctuary and lobby designed by James Rennard of M & W Inc. The Unity Truth Center is a non-denominational Church affiliated with the Unity School of Christianity at Lee's Summit, Missouri.

Architectural Description: This modern style building is constructed of concrete blocks and faced with smooth ashlar limestone. A permanent flat-roofed canopy protects the recessed entrance. *UNITY CENTER* is incised in serif letters in the upper facade.

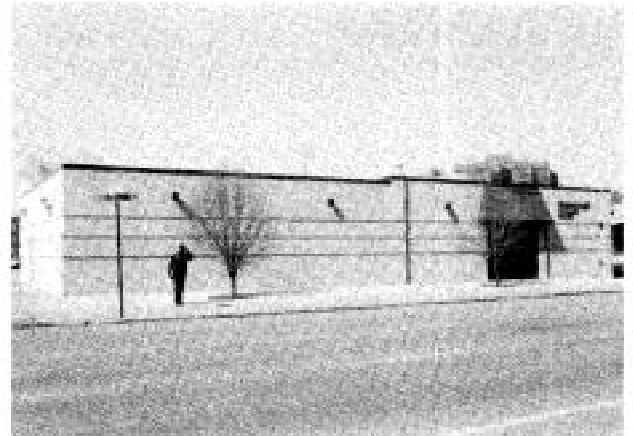


DELAWARE STREET

Commercial Building
912-914 North Delaware
circa 1945 & 1955

Historic Description: The northern portion of this building was constructed some time between 1941 and 1949 as a commercial building for two shops. The two southern wings were constructed in the 1950's, and later joined to the main building. The southwest wing was constructed as a two-story, garage-residence before 1954. The southeast wing was constructed in 1955.

Architectural Description: This one-story, brick-faced concrete block commercial building has three brick stringcourses relieving the very severe facade. A pent roof shelters the glazed front entrance.



Commercial Building
919-927 North Delaware Street
circa 1971

Historic Description: This commercial building was constructed sometime after 1969 on the site of a filling station and a commercial building. Formerly, this site was occupied by a large nineteenth century house.

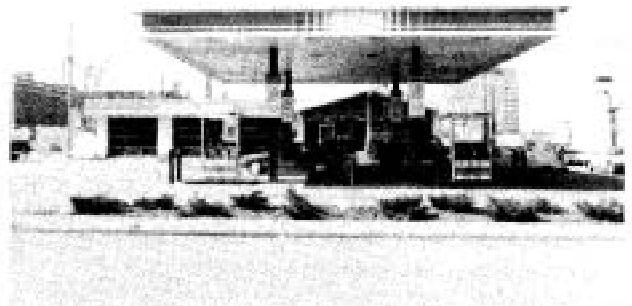
Architectural Description: This commercial strip is typical of its period with its front parking lot and false mansard roof. The building is two stories and is faced with brick on the first floor. The second story is under the mansard roof with the recessed dormers. A sign facade serves as the cornice separating the floors.



Marathon Filling Station
922 North Delaware
circa 1941

Historic Description: This filling station was built sometime after 1969. It was originally constructed as an auto repair shop accompanying an earlier filling station. In 1992, the canopy was installed over the pumps.

Architectural Description: There are three phases in the construction of this station. The three-bayed brick portion is the oldest and has an added metal sign acting as a parapet. The gabled portion is the typical filling station design of the 1960's, with the glazed gable front. The canopy consists of a flat steel structure metal roof with fascia supported by four steel columns.



DELAWARE STREET

Bals-Wocher House
951 N. Delaware
circa 1869

Historic Description: Constructed in 1869, the Bals-Wocher House was built for Charles H. G. Bals, a German immigrant who developed a prosperous wholesale liquor business. Bals's prominent position in Indianapolis society and his ability to build this house is indicative of the growing acculturation and acceptance of the German community and as well as the declining influence of the temperance movement in the city. Upon Bals' death in 1876 the house was inherited by his daughter Mrs. John Wocher, whose husband was president of the Franklin Insurance Company. For most of the twentieth century (1916-1975) the house was used as a funeral home by Hisey and Titus Mortuary.

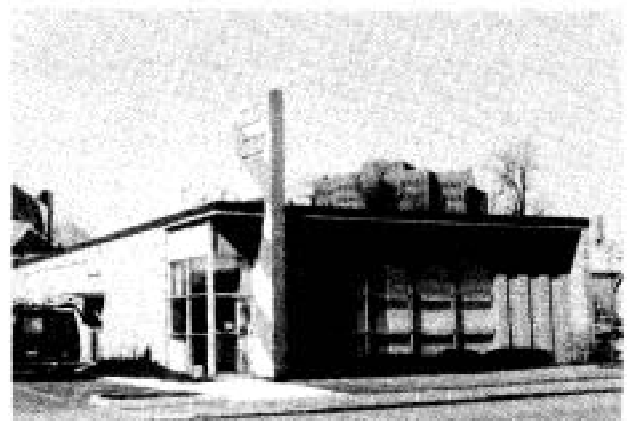
Architectural Description: The Bals-Wocher House is one of the most sophisticated examples of Italianate residential architecture remaining in Indianapolis. The two-story building is constructed of red brick and has an abundance of heavy limestone trim. In its massing and asymmetrical floor plan, it reflects an Italian Villa interpretation of the style. The house sits on a raised, limestone faced basement that is separated from the first floor level by a wide limestone watertable. The main (west) facade is four bays in width and features a foreshortened projecting tower in the second bay. Corners have alternating header and stretcher quoining. The dominant attribute of the main facade is a limestone loggia that shelters the front entry. The loggia has square columns that are etched with a fleurs-de-lis design. Spandrels between the keystone arches are textured in a grid pattern. A molded cornice crowns the loggia and is capped by decorative iron railing. Windows are arched two-over-two sash. Each has a heavy, squared limestone surround with keystone arches, spandrels and lintel entablature that mimic the loggia design elements. Four stone tabs are also present in each surround. The south facade has a bay window that replicates the loggia as well. A narrow limestone architrave delineates the top of the second floor. Wide eaves project over a band of monitor lights that appear between paired wooden eave brackets. At the juncture of the eave and the wall is a carved wood rope element. The house is topped by a shallow hipped slate roof, with flat center portion.



Porter Paint
952 North Delaware Street
circa 1959

Historic Description: In 1959, Porter Paint constructed their current building on the site of a two-story frame house.

Architectural Description: The Porter Paint building strongly exhibits the late functional style with its square form, flat roof, glazed corner and the distinctive sheet metal covered monolith which serves as the sign. The glass wall which wraps around the corner is divided into large rectangular panes. The building is constructed of concrete blocks.



DELAWARE STREET

Marmon House/University Club
970 North Delaware
1921

Historic Description: The Marmon House is significant for its architecture as well as its historical associations. The residence was designed by the distinguished Indianapolis architectural firm of Osler & Burns, for Daniel and Elizabeth Marmon, replacing the original family home on the same site. In 1921, the Marmons were a prominent Indianapolis family, headed by Daniel, a leading local industrialist and founder of Indianapolis Light & Power. He was president of Nordyke and Marmon, a manufacturer of milling machinery and later automobiles, including the famous 'Marmon Wasp,' driven to victory at the inaugural Indianapolis 500-Mile Race by Ray Harroun. In 1940 the Marmon House was purchased by The University Club of Indianapolis, and it continues to serve as the institution's clubhouse. The University Club has been one of the preeminent social organizations in Indianapolis since its founding in 1898 under the guidance of former United States President Benjamin Harrison.

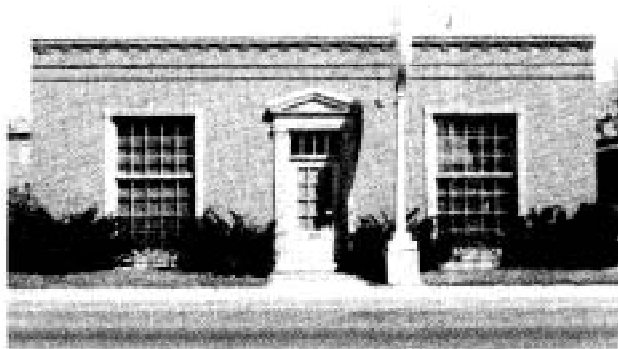
Architectural Description: An example of Tudor Revival architecture, the house is a brick two-story, L-shape plan with a cross-gabled slate roof. Each gable features simple vergeboard and two eave brackets. The front (east) facade contains a projecting entrance foyer within the angle of the 'L'. It is covered by a shed roof, and the portion that extends over the doorway is supported by brackets matching those in the eaves. The three panel, three light door is flanked by side lights. A flat-roofed dormer with three banded casement windows is located directly above the entrance at the story and one-half level. Two paired corbeled chimneys rise from a single stack. The Marmon house features tall, narrow multi-light casement windows with brick rowlock sills and brick soldier course lintels. A small bay window appears on the south facade. A later, rear addition is finished in stucco and has an asphalt shingle roof.



Office Building
971 North Delaware Street
circa 1955

Historic Description: This one story office building was constructed sometime between 1954 and 1956.

Architectural Description: Construction is of concrete blocks faced with brick. Detailing is in the Federal Revival Style with a classically framed centered entrance with pilasters, pediment, transom and multi-lighted door. The large windows flanking the entrance are decoratively framed and have fifteen over twenty lighted double hung windows. A single brick entablature features corbeling and string courses. A free-standing sign standard serves the building.



DELAWARE STREET

Delaware Court
1001-1015 North Delaware
circa 1916-1917

Historic Description: Delaware Court was constructed by successful local developer, George W. Brown. Brown, the son of German immigrants, was an influential leader in Indianapolis social and political life. His early career in Indianapolis business included jobs as bookkeeper at Bowen & Stewart Bookstore, in the family grocery, and establishing a family shoe store. He did not become active in the local real estate market until 1890 when he organized the German-American Building Association. Brown served as the secretary of the company for over twenty years during which time it was active in the construction of a number of apartment buildings including the Pennsylvania (1906) and the Vienna (1908). Brown financed the \$110,000 needed for the Delaware Court project through investment by local businessmen. Construction began in 1916 and the building was ready for occupation late in 1917. The completed units were particularly popular with professional women like nurses, teachers and accountants.

Architectural Description: Delaware Court is a forty-eight unit, two-story building constructed of red brick with limestone trim. It was designed in a simple Tudor Gothic Revival style and has an E-shaped footprint. The main (west) facade of the apartment complex consists of three identical ten-bay elevations. The central elevation is set back from the Delaware street frontage, forming an entry courtyard. The building rests on a raised basement, which is separated from the first floor by a waterable formed by a limestone stringcourse. Building entrances feature limestone surrounds topped by flattened Tudor arches and contain paired glass doors. Windows have three-over-one sashes and are banded together in threes. Another molded limestone stringcourse appears above the second floor windows. The facades rise above the second floor level with stepped parapet walls topped with limestone coping. Each elevation's central bay features limestone plaques with heraldic escutcheons.

Pierson-Griffiths House/Kemper House
1028 North Delaware
circa 1873

Historic Description: Construction of this house was commissioned by local businessman Charles C. Pierson, who sold it after only one year of ownership to the family of another businessman, William M. Jilison. The most prominent owner of the property was John Lewis Griffiths, a notable Republican politician and orator. Griffiths owned the house from 1897 to 1914. Griffiths' distinguished career included service in the Indiana House of Representatives (1886 and 1887), and two spirited though unsuccessful bids for Governor (1892 and 1896). Campaigning for Theodore Roosevelt's presidential election in 1904 garnered for Griffiths appointments as Consul General of Liverpool and later London.

The house was purchased by noted Indianapolis industrialist and philanthropist Eli Lilly in 1962. Lilly financed the restoration and refurbishing of the property and donated it to Episcopal Diocese of Indianapolis. Lilly dedicated the house to the memory of The Right Reverend Jackson Kemper, pioneer Episcopal bishop to Indiana. In 1977 the Diocese granted title of the property to another organization important to Mr. Lilly, Historic Landmarks Foundation of Indiana, with the stipulation that it continue to be called Kemper House. Historic Landmarks uses a portion of the house as the site of their Indianapolis office.

Architectural Description: Kemper House is a one-and-one-half-story, detached residence built in 1873. It is of frame construction on a brick foundation with a low pitch hipped roof. It features a five bay front (eastern) facade and the exterior wood siding is channeled to resemble stone coursing. The general floor plan is rectangular with two-deep formal rooms on either side of a central hallway. Kemper House may stylistically be termed eclectic Victorian, exhibiting an amalgamation of several design themes. Second Empire characteristics may be seen in the decorative round arched roof dormers, roof cresting, and paired porch columns. The main entrance pediment, frieze board, dental course and classical column capitals all exhibit a Greek Revival influence.

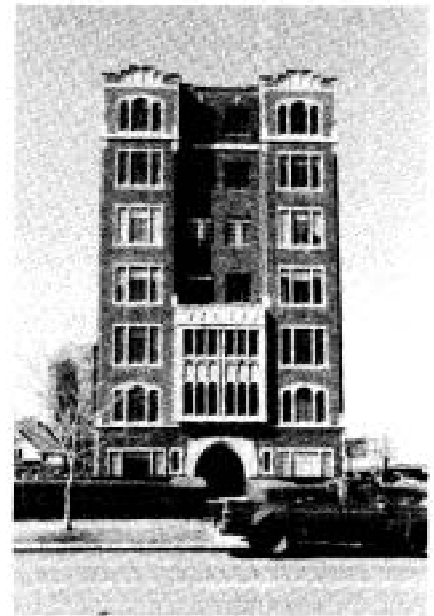


DELAWARE STREET

The Wyndham Apartments
1040 North Delaware
1929

Historic Description: The Wyndham was constructed for businessman/developer F. Rolland Buck by the Foster Engineering Company. It was the last of four significant apartment buildings developed by Buck in the 1920s. Its construction followed that of The Shelton (1925), The Rotherwood (1927), and The Marleigh (1928). Noted for their "unit slab construction," Foster Construction enhanced their already sterling reputation for efficiency and accuracy by completing the Wyndham ahead of schedule. In fact, the rapid pace of construction became the talk of Indianapolis, with downtown workers pausing on the way home to review the day's progress, posted prominently on signs. The twenty-four efficiency and twenty-four one-bedroom units in the Wyndham were immediately popular with single tenants and widows when the building was opened for occupation in August, 1929.

Architectural Description: The Wyndham was designed in the Tudor Revival style. It is seven stories tall, four bays wide and built of multicolored brick. The symmetrical facade is enriched with limestone decorative elements. Two prominent design features are the Gothic limestone arch that leads to a recessed, vaulted entrance and the intricately detailed limestone faced oriel window at the central bays of the second and third floors. The top floor of the building is set off by a wide limestone belt course and has triple arched windows.



Fishback-Annis Company Building
1101 North Delaware
circa 1878

Historic Description: This house is one of the few remaining reminders that Delaware Street was an avenue of large upscale residences. Christopher Rafert, who was responsible for other structures in the district, constructed this house for Mr. and Mrs. William P. Fishback. Fishback was an attorney who was active in public service. He was a law partner of Benjamin Harrison, author and newspaper owner-editor. Fishback sold the house to Aaron Blair in 1884. The Blair's daughter sold the house in 1908 to Mr. and Mrs. William J. Brown, another prominent family that lived here. The Brown's rented the house to Mr. and Mrs. Anton Vonnegut, of the prestigious Vonnegut and Hollweg families in the early 1920's. The Brown's sold the house in 1923 to Mr. and Mrs. John C. New. New also led an active public life as Indiana Quartermaster General during the Civil War, Treasurer of the United States in the Grant Administration (1875-1876), Assistant Secretary of the Treasury in the Arthur Administration and Consul-General to London. The News lived here until the mid 1930's, selling it to be the home of the Indianapolis Business and Professional Women's Club. R. B. Annis Company has occupied the house to this day since 1941, when Robert B. Annis purchased it. R. B. and Company is an electrical engineering company that designs and manufactures industrial electronic equipment.

Architectural Description: This two-story house has survived with most of its features intact despite its change of use from residential to commercial. The house exhibits Gothic-Queen Anne detailing including the large complex hip and gable roof, punctuated by numerous dormers. The facade has numerous projections. A small enclosed classical vestibule replaced the front veranda decades ago. Applied diagonal boards imply half-timbering in the main gable but the most distinguishing detail is the polychromatic tiled panels and frieze band and the striped voussair of the segmented arched openings. Limestone is found in the foundation and window sills, string course, and in chimney accents.



FT. WAYNE AVENUE

Henry Mueller Building
604 Fort Wayne Avenue or 601 North Pennsylvania
circa 1893

Historic Description: Henry Mueller had this building erected at a prime commercial intersection (Pennsylvania, Fort Wayne and North Streets) to provide space for businesses that serviced the expanding residential population outside the original mile square city limits. One of the most prosperous dry cleaners in Indianapolis, Schoen Company, selected the Mueller Building as their main location in 1894.

Architectural Description: The design of the Henry Mueller Building makes noteworthy use of the triangular lot created by the intersection of north/south artery Pennsylvania Street with the diagonal Fort Wayne Avenue. The two-story building features flat, simple elevations and large scale details. The main entrance is on a clipped, one bay wide facade facing the intersection. The doorway has been replaced by a window. It is topped by a semicircular window with a painted limestone surround that features a fluted keystone and pendant stops. The second floor window has a projecting false balcony that rests upon a limestone shelf with three supporting dentils and is capped with a molded limestone sill. The facade is crowned by a deeply recessed pressed metal pediment and finial. Windows on the Pennsylvania and Fort Wayne facades have shouldered limestone lintels and narrow limestone sills. Each facade is finished with a molded frieze.

Grover Annex
626 Fort Wayne Avenue
circa 1866-1873

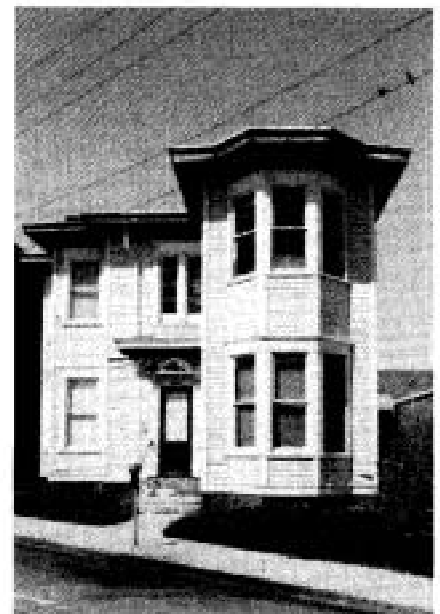
Historic Description: There is evidence that Stephen Fletcher was the first owner of this house that was constructed some years after the Civil War (c.1866-1873). This residence has been known as the Grover Annex since the construction of the apartment building in 1913.

Architectural Description: This two-story, frame building reflects the Italianate style in its flat roof and flat, projecting eaves. The structure steps back from the sidewalk in a series of bays that are defined by baseboards and bargeboard, giving the residence an asymmetrical footprint. The entrance is contained in a small projecting vestibule that features a small but highly stylized pediment supported by scroll brackets and three modillions. The eave of the vestibule is also supported by brackets.

White Castle No. 3
660 Fort Wayne Ave.
1927

Historic Description: One of the few White Castles to be adaptively re-used, White Castle No. 3 now houses a real estate office. The White Castle, founded in 1921 in Wichita, Kansas, is the oldest fast food chain in the United States. White Castle No. 3, one of the earliest buildings constructed for the chain, was opened August 6, 1927. It is the oldest White Castle intact. It is one of only six remaining that are built of enameled brick, a rare prototype, constructed only from 1925 to 1928. White Castle No. 3 has noteworthy significance as representing the pioneering years of the White Castle system. It was rehabilitated in 1983 to become the office of John Hurwitz Company, realtor.

Architectural Description: White Castle No. 3 is a small one-story building with large plate glass windows. White enamel bricks face the structure with green enameled bricks at the base. The castle allusions include battlements with stone coping a square entrance tower with wall buttresses flanking the main entrance. A rear addition constructed in 1951 in response to increasing White Castle emphasis on carry-out, continues the rhythm of the windows and battlements, blending with the original main block.



FT. WAYNE AVENUE

Commercial Block
808-820 Fort Wayne Avenue
circa 1940

Historic Description: This small one-story commercial block was constructed sometime between 1927 and 1941, replacing an earlier one-story commercial building. Haag Drugs occupied the building during the 1940's and 1950's.

Architectural Description: The facade of this concrete block building dating from the 1970's is crowned by a wood shingle pent roof. The entrances and display windows have historical elements such as oriel windows, multi-paned lights, transoms, sidelights and round arches in fan lights. The facade is faced with brick and vertical wood siding.



Commercial Building
822-828 Fort Wayne Avenue
circa 1900

Historic Description: Although its 19th century character is now obscured, this two story building was constructed sometime between 1899 and 1908, replacing a one story blacksmith shop on the site. The building housed a saloon and plumbing shop before 1913.

Architectural Description: This two-story brick commercial building still has its nineteenth century character on its alley-facing north wall with segmented arched openings and limestone sills. The new facade features a wood shingled mansard roof with three dormers on the first floor in a series of round arched openings with keystones, fan lights and bowed oriel.

(see photo above)

Commercial Building
850 Fort Wayne Ave/North Alabama
1953-1963

Historic Descriptions: This office building was originally constructed as a Shell filling station around 1965. The triangle of land where it is situated was the location of two commercial buildings, a double residence and an apartment building. In the 1970's, the building was rehabilitated and has since served as a law office. It was vacant at the time of writing.

Architectural Description: This former garage and filling station is now faced with brick and covered with a cross-gable roof. The window openings are segmented arches with three windows per opening.



Commercial Building
918 Fort Wayne Avenue
circa 1950's

Historic Description: This concrete block building was constructed in phases beginning in 1953, enlarged in 1958, 1959, and 1963. In the 1960's, it was used as a photo processing and developing shop.

Architectural Description: The one-story, brick-faced, concrete block building has a flat roof and limestone parapet coping. A series of fixed slit windows pierce the northern half of the street facade. The metal framed and sashed entrance faces the parking lot. A two-story portion is at the western end of the building.

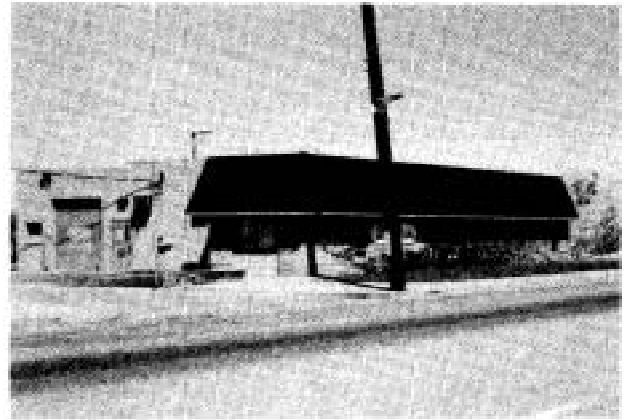


FT. WAYNE AVENUE

Commercial Building
922 Fort Wayne Avenue
circa 1969

Historic Description: This commercial building was constructed in 1969.

Architectural Description: The one-story, concrete block building is faced with limestone on its main facade. The southern half of the main facade sports an asphalt shingled false mansard roof.



Diamond Laundry Building
934 Fort Wayne Avenue
circa 1896

Historic Description: This commercial building was constructed for owner-occupant Diamond Steam Laundry & Toilet Supply Company, circa 1896. Wayne Machinery and Supply Company occupied the building during the 1920's and into the mid 1930's. A series of Chinese-proprietor laundries were here in the 1940's followed by a dry cleaner from the late 1950's to the mid 1970's. The 1980's saw the building vacant.

Architectural Description: The two-story brick structure has lost most of its historic detailing. The only remnants are the three segmented arched openings on the second floor filled with metal sash windows matching the metal framed and sashed store front entrance.



Saloon Building
942 Fort Wayne Avenue
1904

Historic Description: This commercial building was constructed sometime between 1899 and 1908. Its first occupant appears to be Julius M. Gally's tavern. Gally was here until the mid 1920's, but during prohibition his establishment was listed in city directories as a restaurant or soft drink bar. Gally was succeeded by a number of soft drink vendors and taverns, including Lawrence Jackson's Tavern throughout the 1940's, and the Blue Note Tavern throughout the 1950's, 1960's and into the mid 1970's. This building was rehabilitated in 1980 for office use, since then has housed a construction company.

Architectural Description: The plan for the Anheuser Busch Saloon makes effective use of the triangular lot created by the intersection of Fort Wayne Avenue, New Jersey and St. Joseph Streets. It is a two-story brick building trimmed in limestone. The main entrance is located in a two bay facade that parallels Fort Wayne Avenue. The doorway is slightly recessed and topped by plain glass transom. Beneath the first floor window is a rectangular brick panel.

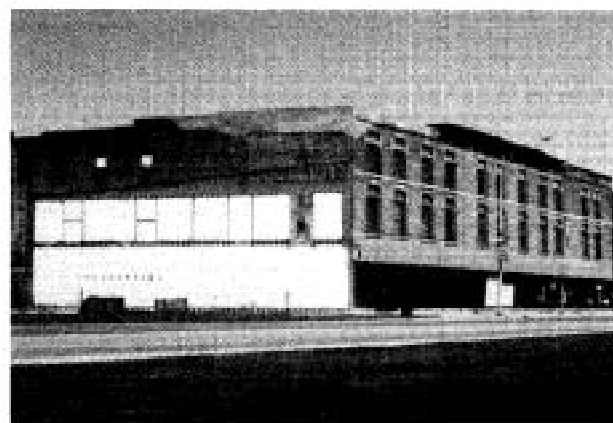


FT. WAYNE AVENUE

William Buschmann Block
968-972 Fort Wayne Avenue
circa 1870-1871 & 1879

Historic Description: The William Buschmann Block is one of the few remaining large Italianate commercial buildings in Indianapolis. It was one of the earliest large, commercial structure in highly concentrated mixed-use St. Joseph neighborhood. William Buschmann was a Prussian who emigrated to Indianapolis in 1852 at the age of twenty-eight. He identified St. Joseph as a developing commercial/retail center when he was working and living in the area during the Civil War. In 1865 Buschmann was a saloon keeper on Fort Wayne Avenue. In 1866 he was associated with H. Severin grocery and grain dealer. Upon construction of the Block, Buschmann opened his own grocery and dry goods enterprise. Buschmann's business expanded rapidly. Buschmann was a successful businessman. In addition to the Buschmann Block, he owned two similar commercial structures, several farms, and Broad Ripple Park. He was also a prominent member of the Indianapolis German community; active at Zion German Lutheran Church and a number of local charitable organizations. By 1883 he was also leasing space to Louis Meier and Company, a clothing manufacturer with which his sons Louis and Charles Buschmann were associated. In 1890 Meier & Company built a three-story structure to the immediate north across St. Mary Street (10th Street), that for a time was connected to the Block by a third-story bridge. The residential space on the second and third floors of the structure was occupied from 1871 to 1895 by the Buschmann family (William Buschmann died in 1893). William Buschmann grocers continued to operate on site until 1939. Beginning in 1914 commercial spaces were leased to a variety of service and light manufacturing concerns. Currently, the building is owned and occupied by Restoration Services, an architectural salvage and restoration construction company.

Architectural Description: The Buschmann Block is significant for its Italianate architecture, its siting as a visual terminus to a diagonal street, and its role in the commercial development of the St. Joseph neighborhood. It was constructed in two sections. The original portion, built 1870-1871, is a three-story, L-shaped structure made of red brick. It was constructed on a rubble foundation and the main facade, facing Fort Wayne Avenue, features seven bays. Fort Wayne Avenue was constructed diagonally to the standard Indianapolis grid street pattern. This necessitated that the Buschmann Block be built with an acute angle at the northeast corner of the building. The building was enlarged c. 1879 by the addition of a matching four bay wing on the south, forming the present c-shaped structure. The Italianate style of the Buschmann Block is impressively delineated on the main, eastern facade. Each floor of the building is clearly set off by a limestone stringcourse that extends through the window sill level on the second and third floors. Windows are tall and narrow. The remaining original sash is double-hung with four-over-four lights. Limestone window sills project out from the plane of the facade and rest on two limestone blocks. Windows are capped by recessed brick filled arches. These arches are composed of brick voussoirs that rise from eared limestone spring blocks and culminate in a wide keystone. The arch base is the limestone stringcourse. The vertical sides of the windows are framed by a recessed brick course. Only remnants of a finely detailed pressed metal cornice remain, and the original metal parapet is completely missing. Cornice ventilator oculus were originally flanked by laminated brackets which continued the vertical line established by the recessed brick window courses. Only a few of those brackets remain today. About 1950 the original large, arched commercial windows and entrances on the first floor were removed and replaced with a projecting metal cornice that tops angled plate glass window units. The north wing of the Buschmann Block is two bays wide and ten bays deep. The northern elevation is finished as a secondary facade, with the details of the eastern facade mimicked in a less decorative manner. The two northern entrances are detailed like the windows on the east. Original five-panel, double leaf doors remain in the openings.

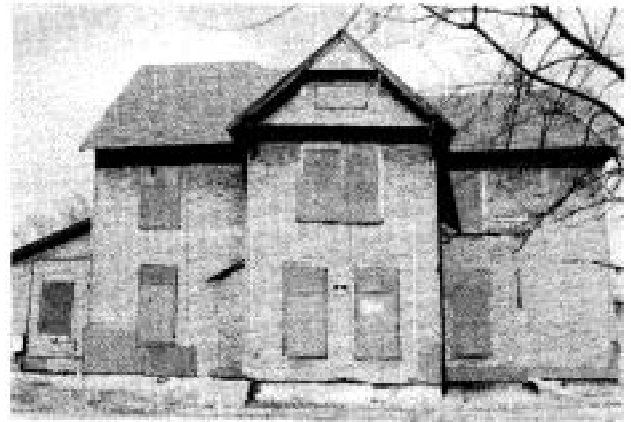


NEW JERSEY STREET

Howe Rental House
1004 N. New Jersey Street
circa 1885

Historic Description: Daniel W. Howe purchased this lot in 1885 from platter, Elijah Martindale. He had the house built between 1885 and 1887 as a rental. Howe never lived here. With the exception of the loss of the porches and the asphalt siding, the house has not changed in form since 1915. Sometime between 1898 and 1915, the rear portion was enlarged to two full stories from the original one and a half story.

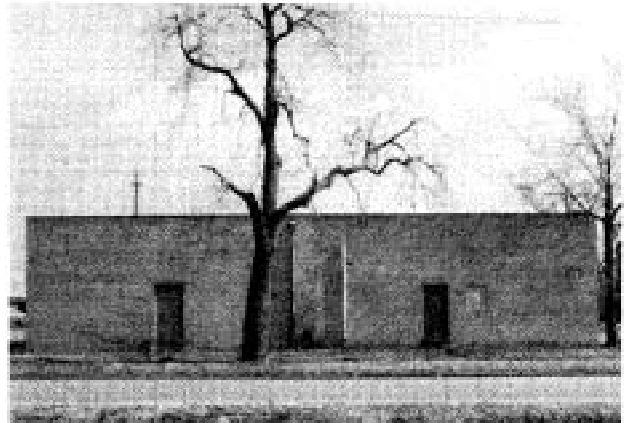
Architectural Description: This two-story frame house exhibits elements of the Queen Anne Style, including a hip and cross gable roof, clapboard siding, shingled gables with brackets, and a shed roofed rear wing. Some details have been lost during earlier deterioration and remodeling campaigns.



Industrial Building
1025-1027 North New Jersey Street
circa After 1969

Historic Description: Construction of this concrete block building is noted after 1969.

Architectural Descriptions: This starkly plain, concrete block industrial building has a flat roof, tile parapet coping, two doors, a small window opening and a drain scupper on its street facade.



Apollo/Aurora Apartments
1102-1104 North New Jersey
circa 1901

Historic Description: Frederick and Susie Tuttle had this pair of nearly identical mirrored buildings constructed in 1901. Originally named Tuttle Terrace, the complex was not apartments, but townhouses. Frederick Tuttle was a real estate agent. Tuttle sold the Terrace in 1917. Owner Frank Kokemiller, a hotel proprietor, changed the name to Apollo-Aurora in the early 1920's. The buildings were unsympathetically remodeled in 1972.

Architectural Description: The Aurora Apartment Complex is one half of a tandem apartment with its companion The Apollo immediately to the east. The Aurora is a two-story brick apartment building. The building has two street facades. The New Jersey Street facade is symmetrical with two corner bays, a low-pitched hip roof, sheet metal cornice and rock-faced limestone sills, lintels, architrave and water table. Stamped sheet metal wreaths and swags and cornice ornament the entrance. A large tablet with Aurora in relief with the legend Aurora is centered on the facade at the second story level. The 11th Street facade is a series of four bays and steeped entrances.



*Also 302-310, 312-320 East 11th Street
and 1101-1103 North Alabama Street

NEW JERSEY STREET

House

1101-1103 N. New Jersey Street
circa 1870

Historic Description: This Italianate House is first documented on this site by the 1898-1913 Sanborn, but was much older. It was probably built in the early 1870's and moved to this site sometime between 1908 and 1915 from a nearby location. This house was completely destroyed by fire in December 1994.

Architectural Description: This two-story frame Italianate house has most of its original Italianate detailing intact despite the state of deterioration. Features include a low-pitched hip roof, two two-story bays, full entablature and hooded full length windows. The porch has classical columns which were a replacement.

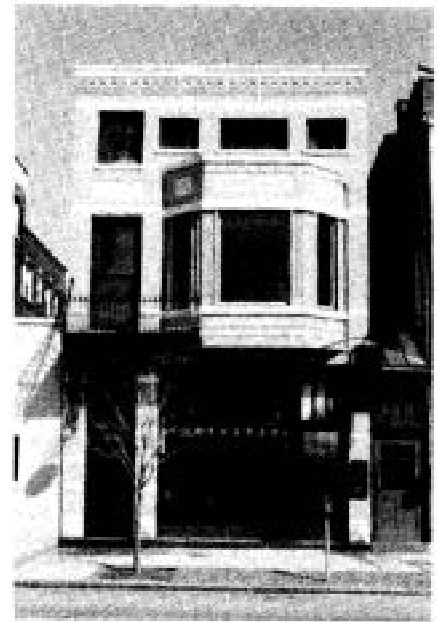


PENNSYLVANIA STREET

Commercial Building
605 N. Pennsylvania
circa 1900

Historic Description: This small "two-faced" commercial building had commercial facades on both Pennsylvania Street and Ft. Wayne Avenue, but the main face is on Pennsylvania Street. It appears to have been designed for commercial use on the first floor and apartments above.

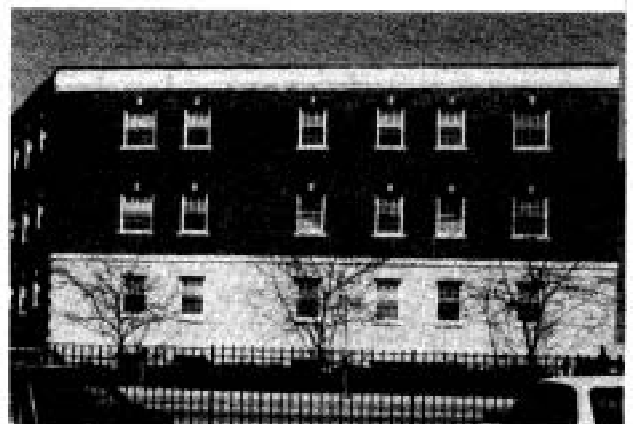
Architectural Description: This two-and-a-half story brick commercial building is four bays wide. The main facade has a storefront with transoms and two entrances. The second floor has a prominent stamped sheet metal oriel. Rock-faced stone is used as an accent for sills and lintels. The shallow cornice is corbeled. The storefront space on Ft. Wayne Avenue has been bricked up.



The McKay
611 N. Pennsylvania
circa 1923

Historic Description: The McKay is an "Eastern" flat style apartment building developed in 1923 by prominent local resident Martha Nicholson McKay. Though born in Ohio, Martha Nicholson McKay lived in Indianapolis for sixty-eight years. She was married to successful local businessman Horace McKay. Mrs. McKay was a community leader with broad interests. She was a founder of the Indianapolis Women's Club, an ardent campaigner for women's suffrage, and a political activist. She also had a successful writing career, having published a history of Indiana literary clubs and a book on the Civil War.

Architectural Description: The McKay is significant for its distinctive trapezoidal building footprint, its reinforced poured concrete construction and its Art Deco style, a genre not often used in apartment design in Indianapolis. It is a three-story, six bay building on a raised basement faced in brown cinder block. It was built on a triangular shaped lot. Attached to the south facade of the main block is a one-story entrance foyer faced in painted cinder block with three concrete belt courses. The entrance resembles a Romanesque portal and is flanked by narrow vertical casement windows. The archivolt and tympanum contain bas-relief Art Deco carvings, and the jamb and arch are framed in stylized rope molding. The lintel is inscribed *McKay*. All windows on the second and third floors have concrete lintels and are headed with flat brick arches with concrete keystones. The building cornice features a pressed metal frieze that contains rectangular panels decorated with round and diamond medallions.



PENNSYLVANIA STREET

The Grover
615 N. Pennsylvania
circa 1913

Historic Description: The Grover is an enlarged "Eastern" flat property developed by local builder Arthur B. Grover. Grover, a Harvard graduate, was married to Anna Wallace the daughter of Indiana Governor David Wallace. Grover was president of an important construction firm, Harrison Construction Company, and was engaged in the Indiana real estate market as a partner in Grover and Layman. Grover was particularly active in subdivision development around the state. By 1914 the Grover was fully occupied, mostly by single, white-collar workers. Perhaps the most famous occupant of the building was Ray Harroun, a mechanical engineer who was living at the Grover the year he drove the winning car in the first Indianapolis 500-Mile Race.

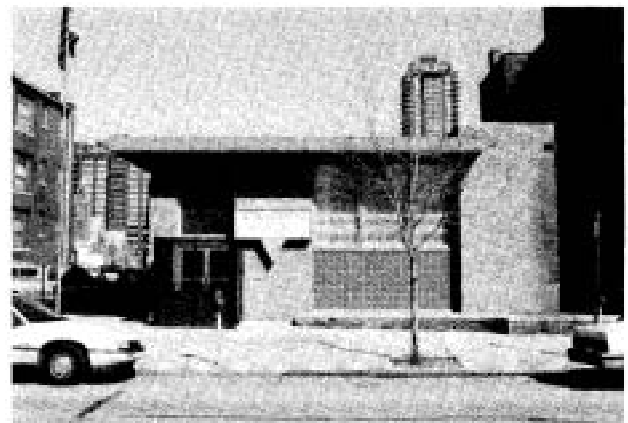
Architectural Description: Constructed of red brick, the Grover is an I-shaped building, three-stories high and eight bays wide on its front (western) facade. The two central bays contains a recessed entrance with an elliptical transom light and narrow side lights. The entrance opening is crowned by a flat, limestone voussoir arch rising from spring blocks. Second and third floor windows in the central bay, arranged in pairs, have limestone sills and keyed lintels flush with the facade. The flanking bays use triple windows. Two-story bays are topped with a dentilled metal cornice. The facade is capped by a limestone frieze with large dentils and a limestone balustrade. The southern most section of the balustrade is missing.



Forty et Eight, Voiture Locale N. 145
619 N. Pennsylvania
1953

Historic Description: Constructed in 1953, this modern structure was designed to house the local chapter of La Societe des Quarante Hommes et Huit Chevaux (The Society of Forty Men and Eight Horses). Popularly known as Forty et Eight, this fraternal veterans organization was founded in 1920 as the social and honor society of the American Legion. The organization takes its name from the capacity World War One French boxcars used to transport men and horses to the front. The local chapter, Voiture Locale No. 145 was founded in 1921. The club house is situated across the street from the national headquarters of the American Legion.

Architectural Description: This club house exhibits strong International Style styling with the use of bold voids, slabs and recesses. The flat slab roof cantilevers and shades the front. A bank of windows in three vertical bands has a glazed green tile apron. The entrance is protected by an added metal and glass entry vestibule. The near center vertical brick slab bears the sign of the organization.

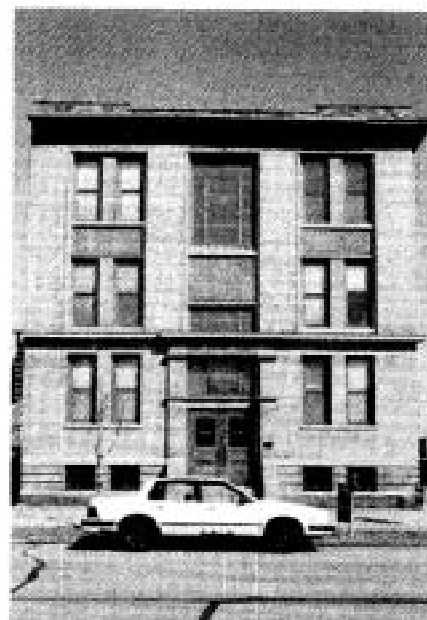


PENNSYLVANIA STREET

The Glencoe
627 N. Pennsylvania
1901

Historic Description: Eugene A. Cooper had this six-unit "Eastern" flat building constructed in 1901 as an investment property. Cooper, a New York native, owned a successful livery operation. He and his wife lived in the fashionable Blachierne apartments owned by Hoosier author and Civil War hero, General Lew Wallace. Residents of the Glencoe tended to be young married couples of social standing. Like the Coopers, many early occupants of the Glencoe can be found listed in the Indianapolis *Blue Book*.

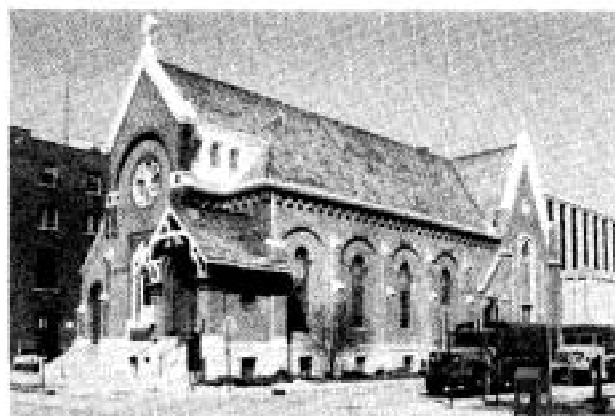
Architectural Description: Stylistically, the Glencoe is reminiscent of the Chicago School of architecture, and features simplified classical decorative elements. It is a three-story building constructed on a high, raised basement. The front facade is divided into three bays and is faced in yellow brick. At ground level there is a narrow limestone foundation course. A rough, quarry-face limestone course serves as the lintel for the iron filigree grills that cover the basement windows. A third limestone course serves as the lintel for the windows themselves. The central bay contains an altered double door entrance which is flanked by brick pilasters and has a three light transom. A classical metal cornice, inscribed "Glencoe" above the entry, separates the first and second floors. Second and third floor windows are framed by limestone molding. The third floor window in the center bay features a leaded stained glass transom light. The building is capped by a metal cornice below a brick parapet.



Mount Pisgah Lutheran Church/First Lutheran Church
701 N. Pennsylvania
1875 and 1886

Historic Description: Indianapolis architect Peter P. Cookingham designed the 1875 chapel and may have completed the drawings for the 1886 sanctuary, although he had left the city prior to its construction. This is the home of the oldest Lutheran congregation in Indianapolis, first organized in 1837 as Mount Pisgah Lutheran. Five area Lutheran congregations trace their origins to Mount Pisgah. The location of the church is an indication that St. Joseph was an area of transition between the commercial downtown and the new residential "walking" neighborhoods of the northside.

Architectural Description: The existing structure was built in two parts. The current chapel was constructed in 1875 and was used as the primary worship space until the current sanctuary was completed in 1886. Both sections rest on a raised limestone block foundation. The chapel reflects the Gothic Revival style with a high gabled slate roof, long, narrow Gothic arched windows with limestone surrounds. There are brick turret buttresses at the corners. The nave exhibits Romanesque Revival elements including round arched nave windows set in round arched panels. The panels are divided by limestone capped buttresses. The round arches are repeated on the main (western) facade around entrances and in the panel surrounding the stained glass rose window.

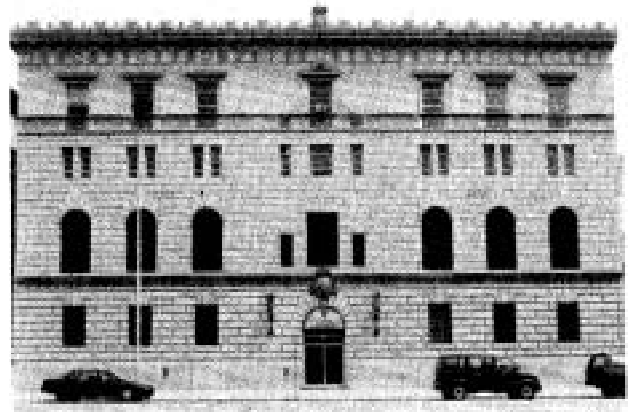


PENNSYLVANIA STREET

Tyndall Armory
711 N. Pennsylvania
1927

Historic Description: The construction of Tyndall Armory for the Indiana National Guard was an integral part of a large-scale City Beautiful scheme developed in downtown Indianapolis in the 1920's by Lawrence Sheridan, executive secretary of the Indianapolis City Plan Commission. In addition to the armory, the plan also envisioned the Indiana World War Memorial Plaza, the American Legion national and state headquarters buildings, and memorial Obelisk and Cenotaph in a five-block area. The building is named for Major General Robert H. Tyndall. An Indianapolis native, Tyndall was orphaned at age twelve. He was a U.S. Army private during the Spanish-American War and rose to the rank of colonel by the time he served with the Rainbow Division in France during World War I. He was one of the founders of the American Legion and served as the national treasurer for that organization. His civilian career was equally impressive. Tyndall had a long time business association with automobile industrialist Carl G. Fisher, and was Vice President/Treasurer of the Indianapolis Motor Speedway. After World War I he worked for many years as Vice President/Treasurer of American Fletcher National Bank. In 1942 he was elected mayor of Indianapolis and served in that capacity until his death in 1947.

Architectural Description: Tyndall Armory is an outstanding example of Florentine influenced Renaissance Revival style. The three-story building, set on a raised basement, was constructed in 1927, and has a seven bay main (west) elevation. Typical of the Renaissance Revival, the rusticated limestone facade is organized into three distinct horizontal divisions through the use of terra cotta stringcourses and diverse window configurations. The double door entry is topped by an arched transom light. The keystone arch surround is crowned by an elaborate terra cotta medallion depicting the symbol of the United States Eagle. First floor windows are rectangular and are covered with heavy iron bar grid. The extended height of the second floor accommodates two bands of windows; large, thirty-light casement windows capped with fanlights under pairs of narrow eight-light casement windows. The third floor fenestration features splendid limestone surrounds topped with flat molded limestone lintels (the central bay window replaces the flat lintel with a pediment). The facade is replete with elaborate polychromatic terra cotta. The first stringcourse features garland bedecked urns; the second course has plaques representing symbols of the various service branches; the frieze band above the third floor alternates five point stars with fasces. The building is crowned by three dimensional eagles adorning a molded cornice line projecting over dentil brackets. The terra cotta details are the work of Estonian-born, architectural sculptor Alexander Sangernebo who resided in Indianapolis.



PENNSYLVANIA STREET

YWCA Blue Triangle Residence Hall
725 N. Pennsylvania
1923-1924

Historic Description: The Young Women's Christian Association (YWCA), a significant women's urban social institution of the twentieth century, was active in Indianapolis. The Blue Triangle Residence Hall (named for the blue triangular lapel pins worn by YWCA members stationed overseas during World War I) is the only surviving building of three major facilities that were operated by the YWCA in Indianapolis from 1909 to 1971. Constructed in 1923-1924, at a cost of \$163,348.98, Blue Triangle Hall was a home away from home that provided a good moral environment, employment skills training, physical exercise and acceptable social activities for young working women. Many YWCA local service initiatives, such as Travelers Aid and the War Chest (United Way), became independent community programs.

Architectural Description: The Blue Triangle building is a significant example of the early twentieth century Neoclassical Revival style. It was designed by the prolific and highly respected Indianapolis architectural firm of Rubush and Hunter, and was built by the noted local construction firm of William Jungclauss and Company. The building is a five-story, steel frame red brick structure built on a raised, brick faced foundation. The front (western) facade is made up of seven bays that feature limestone sills, belt courses, and keystones. The limestone entrance surround exhibits a full pediment with entablature resting on scrolled brackets with a band of dentils. The original triangular blue metal sign reading "Residence Hall" still hangs outside the building.



Office Building
729 N. Pennsylvania
1939

Historic Description: This commercial office building was constructed as a rental investment property. The first occupant was the Linde Air Products Company, also listed was the Carbide and Carbon Corporation. The Linde Company manufactured and sold welding supplies and occupied the building for twenty years. A food products broker was the tenant from 1960 to 1970 followed by a law firm in the 1980's.

Architectural Description:

This two-story commercial building is constructed with concrete blocks and a brick facade. The facade is six bays wide. Limestone is used as the facade base, window sills, coping and the lintel course. The windows and door are replacements with metal window frames around a single light. The door and transom are wood framed with replacement leaded beveled glass.



PENNSYLVANIA STREET

Sylvania
801 N. Pennsylvania/108 E. St. Clair
1906

Historic Description: Mrs. Elizabeth G. Palmer had the Sylvania constructed in 1906 on the site of her family home. Mrs. Palmer and her family lived in the Italianate residence at the corner of Pennsylvania and St. Clair streets from the time of their arrival in Indianapolis in 1895. Like her neighbor, Newell Lodge, she had the family home demolished in order to build a multi-family investment property. Mrs. Palmer hired one of the most accomplished construction firms, William F. Jungclaus & Sons, to build the twelve-unit, two building complex. Jungclaus was responsible for the construction of some of the most important and recognizable buildings in downtown Indianapolis including the Majestic Building (1896), Merchants National Bank (1906-1910), and the Masonic Temple. The company remains active today in the construction business as Jungclaus and Campbell.

Architectural Description: The two buildings that comprise the Sylvania design, define the northeast corner of this prominent intersection. Both are three-story buildings constructed of brown brick and trimmed in limestone. The building facing Pennsylvania (west) is three bays wide and seven bays deep. Each corner features brick quoins. The central bay contains a recessed double glass door main entrance topped by a leaded, semicircular transom light. There is a limestone classically styled entry surround of pilasters crowned by a basket handle arch containing a dropped keystone. The central bay second and third floor windows are three narrow lights banded together (third floor is arched, second floor is flat) with heavy limestone trim. Side bay windows are one-over-one double hung sash with thin limestone sills and thick limestone lintels. The cornice line is bare but appears to have once featured decorative metal work.

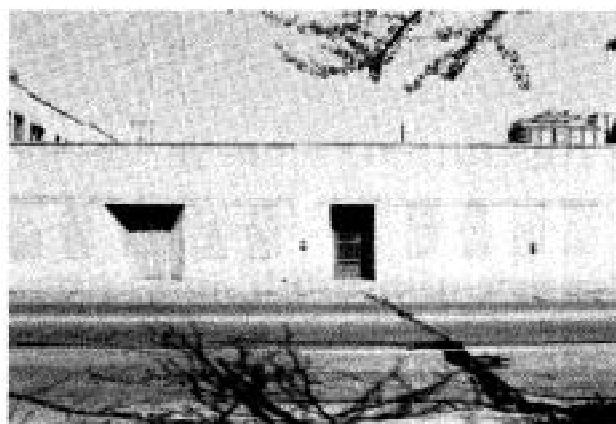
The second building faces south on St. Clair. It is seven bays wide and three bays deep. The central bay entrance also is recessed and has a limestone pilaster topped with flat, segmental arch with vertical drops accentuated with a scroll and leaf motif. The transom light is clear glass with *Sylvania* and 108 painted upon it. Central bay windows feature limestone arch hoods. Side bay windows have limestone sills and brick hoods. Both structures are built on a raised basement delineated by a limestone stringcourse.



Commercial Building
815-817 N. Pennsylvania
circa 1948

Historic Description: Built as two separate office buildings between 1947 and 1949, these two modest structures originally housed a number of insurance agencies.

Architectural Description: Both shop fronts are five bays wide, but configured differently with the placement of the entrance. The concrete block structure is faced with limestone.

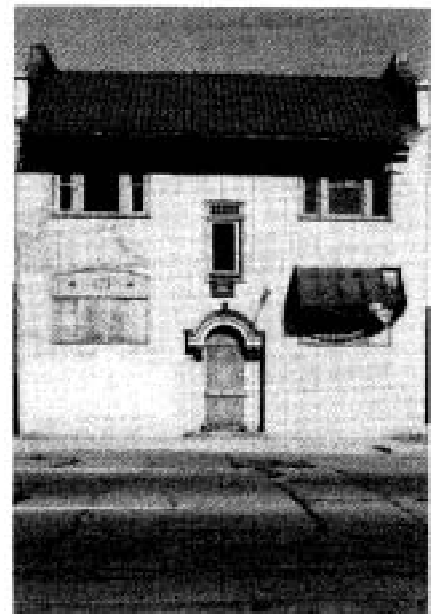


PENNSYLVANIA STREET

The Burton/The Chalet
821-823 N. Pennsylvania
circa 1919-1920

Historic Description: The construction of the Burton c. 1919 was the result of the rapid and pervasive changes occurring in the St. Joseph neighborhood housing market after World War I. It was a small scale development undertaken by the Burton Realty Company to provide affordable housing for the burgeoning urban work force in Indianapolis. Records indicate Edward H. Burton founded the real estate development firm around 1913. Though Mr. Burton was active in the business until 1941, the real estate firm continued to own this building until 1949. Long term abandonment has caused severe structural deterioration.

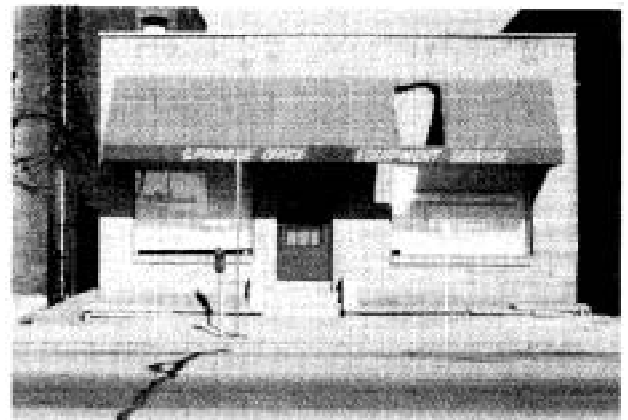
Architectural Description: The Burton is a twenty-one unit, two-story "Eastern flats" apartment building constructed of red brick. The main (western) facade is three bays wide and thirteen bays deep. The facade is faced with yellow stucco and is designed in the Spanish Revival style. The single door entrance is covered by a semicircular molded metal hood that is supported by paired console brackets. Above the entry in the center of the building is a two-part window with a multi-light transom. The remaining windows are divided into three parts. On the first floor they are topped by segmental arch panels with applied decorative elements (now missing). Extending over the west facade is a regularly laid red barrel tile roof element. The north and south facades extend upward beyond the flat roof line of this elevation forming stepped gable parapet walls.



Commercial Building
825 N. Pennsylvania
circa 1955

Historic Description: This small commercial building was constructed and first occupied circa 1956. The first occupant was the Victor Adding Machine Company.

Architectural Description: Constructed of concrete blocks, the building is faced with irregularly sized cut ashlar blocks. The shopfront is slightly asymmetrical with an off center entrance flanked by two plate glass display windows.



The Lodge
829 N. Pennsylvania
1905

Historic Description: The Lodge, a small "Eastern Flats" style apartment building, is significant for its architecture as well as its impact on the commercial/real estate development of the St. Joseph neighborhood. At a time when Pennsylvania Street was wholly single family residences, the building of the Lodge began a revolution in apartment construction. In 1905, after the death of his father James Lodge, Caleb Newell Lodge hired Edgar G. Spink to demolish the Lodge family residence and begin construction of an apartment building. Construction cost \$11,000. Spink was new to Indianapolis and the Lodge was his first project. He went on to form the E. G. Spink Company that constructed and managed sixty apartment buildings in the city. An Indianapolis native, Newell Lodge was a DePauw University graduate. He was the treasurer of the John S. Spann Company, one of the city's most prominent real estate development firms. He was a member of the University and Columbia clubs and active in the Second Presbyterian Church.

Architectural Description: The Lodge is an outstanding example of the Georgian Revival style. The three-story, rectangular building is constructed of red brick and the front facade, facing Pennsylvania Street, is three bays wide. The central bay contains twelve light windows headed by semicircular fanlights with limestone spring blocks on the second and third floors. The entrance to the building features a limestone Doric order portico with the name *Lodge* incised in the frieze. The two outside bays are full height polygonal bays clad in copper and containing one over one sash windows.



PENNSYLVANIA STREET

Commercial Building
901 N. Pennsylvania
circa 1930

Historic Description: The Kroger Grocery and Baking Co. may have been the first tenant of this small corner store in 1930. Kroger remained here until the 1940's, and the store remained a neighborhood grocery until the 1950's under a variety of proprietors. It later served as a curtain and drapery shop and later as an office. The building now serves as a restaurant. The doors and fenestration have changed over time.

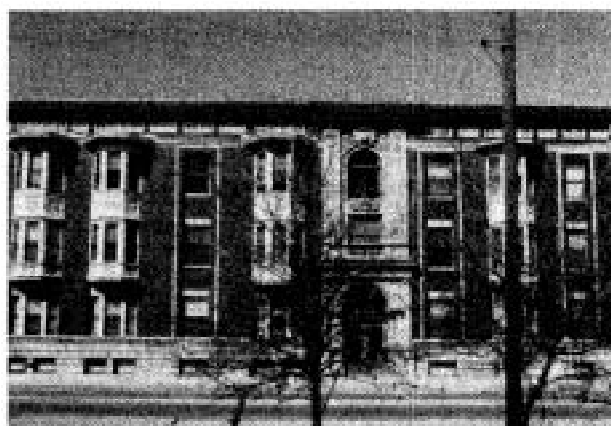
Architectural Description: This one-story brick commercial building has a remodeled store front with metal framed windows and doors and a glazed, green tile apron below the limestone window sills. Concrete pilinths help define the end piers.



The Plaza
902 N. Pennsylvania
circa 1907

Historic Description: The Plaza is an "Eastern flat" style apartment building constructed early in the twentieth century in response to growing commercial development around Pennsylvania and Pratt (9th) Streets. In April of 1907, local contractor Levi S. Pierson and his son Ora received a permit to construct a two-story double residence on the northwest corner of Pennsylvania and Pratt Streets. In June of the same year the permit was amended to allow for a three-story, multi-unit apartment building valued at \$60,000. Levi Pierson, a native of Indianapolis, was the son and nephew of local contractors. He was the president of the local Builder's Exchange for many years. Although Pierson's firm was relatively small, he was involved in the construction of a number of significant buildings including the Plaza and the Cyclorama Building.

Architectural Description: The Plaza is a three-story, U-shaped apartment building constructed of glazed orange brick. The variety of its architectural detail makes it among the most distinctive buildings in the district. The structure rests on a raised basement faced in rusticated limestone arranged in bands. The basement level is capped by limestone molding that serves as the sills of first floor windows. Each facade terminates in a horizontal band of alternating attic grills and festooned plaques. The projecting terra cotta cornice rises from a narrow band of dentils and features small lion heads in relief. The main entry faces east on Pennsylvania Street, and is located asymmetrically in the fifth bay of an eight bay facade. The first, second, fourth and seventh bays have two-story polygonal oriel windows decorated with cartouches and festoons at the second and third floor levels. The entrance bay is highlighted by a three-story Renaissance Revival, limestone surround. Two smooth shaft, engaged ionic columns support a large three-part entablature with balustrade which frames the semicircular arched beveled glass transom light. A smaller pair of ionic columns on either side of double doors support the portal arch. The upper levels of the entrance bay are framed by eclectic ionic pilasters. This section features such design motifs as palm leaves, a scroll cartouche and intertwined ribbons. The south elevation is asymmetrically arranged around a deep court or "plaza" with ionic order entrance surrounds located on the northeast and northwest corners. The east wing facade has five bays which feature second and third floor polygonal oriel windows; the three bay west facade does not have oriel windows. Windows on this elevation have segmental rowlock brick lintels.



PENNSYLVANIA STREET

Restaurant
907 N. Pennsylvania
circa 1974

Historic Description: This small restaurant building was constructed circa 1974. It was occupied in the 1970's by Steak 'n Egg Restaurant. This chain restaurant had other locations in the city with similar, if not identical, buildings. This building occupies the site of a house which had housed restaurants for decades.

Architectural Description: The building is constructed of concrete blocks and faced with brick and large aluminum framed windows on Pennsylvania Street. In the center of the facade is a glazed projecting entry pavilion with a copper standing seam roof. The most outstanding architectural feature is the gable roof clad by blue metal roof tiles (asphalt shingles on the back slope), framed by the two gable end parapets rising above the roof.



The Pennsylvania
919 N. Pennsylvania
1906

Historic Description: The Pennsylvania, an "Eastern flat" style apartment building, was built in 1906 by local real estate developer George W. Brown. Brown, the son of German immigrants, was an influential leader in Indianapolis social and political life. He became active in the Indianapolis real estate market in 1890 when he organized the German-American Building Association. Brown served as the secretary of the company for over twenty years during which time it was active in the construction of a number of apartment buildings including the Vienna (1908) and the Delaware Courts (1916-1917). The Pennsylvania was constructed by the prominent contracting firm of Nuerge & Reinking. Like Brown, Charles Nuerge and Henry Reinking were also sons of German immigrants. They came to Indianapolis in 1871 and by the end of the nineteenth century had created one of the largest contracting firms in central Indiana.

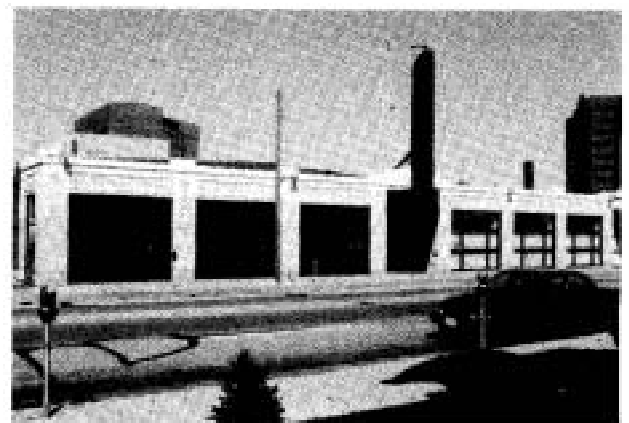
Architectural Description: The Pennsylvania is a three-story, red brick structure trimmed in limestone. The twelve-unit building has an unusual "double-H" floor plan. The main (west) facade is three bays wide with the central bay containing the formal entrance. The entry features a limestone basket handle arch with a dropped keystone set on wide, springblock molding. The arch and keystone are incised with *The Pennsylvania*. The arch tops double doors under an elliptical, segmental fanlight with bead and reel moldings. The entrance is flanked by double, one over one rectangular windows. Second and third floor windows are also rectangular and grouped in pairs. Windows in the flanking bays on the second and third floors are decorated by wrought iron balcony grills. All windows have limestone sills. The building cornice has a corbeled brick frieze with small oculus windows and a row of dentils.



Albert Metzger Building
920-932 N. Pennsylvania
1916

Historic Description: The Albert Metzger Building was constructed as an automobile showroom. This distinctive terra cotta ornamental building was constructed in 1916 by Brandt Brothers Construction Company for owner Alexander Metzger after the designs of the prominent local architectural firm of Rubush and Hunter. Originally built and used as an automobile showroom, it was used as a garage until it was adapted in 1941 to become a roller skating rink called RollerLand, which operated until the late 1970's. The shops had a variety of occupants including offices, groceries and drug stores.

Architectural Description: This one-story commercial building is white brick and distinguished for its decorative terra cotta facade with cream colored accents. The facade is divided into seven equal sized bays. The piers rest on limestone bases. The brick piers support the terra cotta frieze. Terra cotta pier caps rise above the parapet line. The center bay is covered by a pediment and serves as the entrance to the greater building.

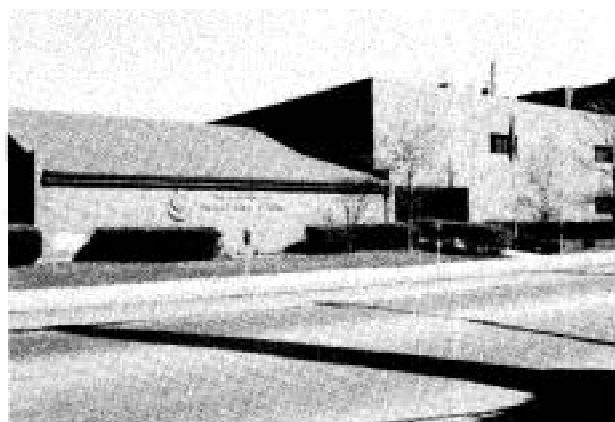


PENNSYLVANIA STREET

Salvation Army Harbor Light Center
927 N. Pennsylvania
1981

Historic Description: The Indianapolis architectural firm of Cooler, Schubert and Olds designed this \$1.5 million facility for the programs of the Salvation Army. The two-story facility accommodates one hundred and sixty beds in dormitories, single rooms, and apartments. The facility replaced the Salvation Army's building at 311 N. Capitol. The center was dedicated in June of 1981. The site was formerly occupied of a filling station, an apartment building, two doubles, and a surface parking lot.

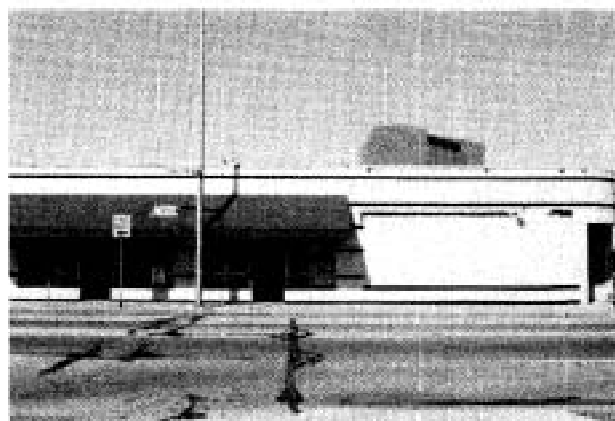
Architectural Description: The Harbor Light Center of the Salvation Army is composed of two forms. The large two-story rectangular building has a recessed entrance, and a few small windows. To the north is a gabled section with a fractable. The entire building is faced with brick.



Commercial Building
934-940 N. Pennsylvania
circa 1940

Historic Description: This commercial block was constructed sometime between 1937 and 1940. In 1940, the tenants were Spaulding Brothers sporting Goods and Haag Drugs. By 1943, Spaulding was replaced by the Hussey Tavern. A series of taverns occupied the 934 address to the present time. Haag Drugs occupied the northern half from the 1940's until the 1970's.

Architectural Description: This one-story commercial block features Art Modern styling with glazed white brick, accented with bands of glazed black bricks. The most important feature is the streamlined rounded corner with a recessed entrance. Two storefronts are in use with replaced metal sash windows and doors. The remaining storefronts are boarded up.



Lucille Raines Residence
947 N. Pennsylvania
circa 1935

Historic Description: The 947 North Penn Realty Company was responsible for the construction of this building. Known originally as the Hotel Pennsylvania, it did not open its doors until 1935 as a residence hall for young working women. The Great Depression may have been responsible for the construction delay as the realty company purchased the property in 1929. The name changed to Nottingham Court Inn Hotel during the decade of the 1960's. The United Methodist Church purchased the building and operated the hotel as a low cost supervised residence for men and women with a variety of special needs. The church renamed the building the "Lucille Raines Residence" in 1970. Lucille Raines (1897-1980) was the wife of Methodist Bishop Richard Raines of Indiana.

Architectural Description: This six-story brick faced apartment building is ornamented with limestone. The first-floor facade is faced with smooth ashlar limestone which decoratively frames the center round arched entrance and flanking windows. The second and sixth-floor windows have ornamental limestone balconets. Above the parapet and above the two central bays is a brick and limestone balustrade. An added brick and metal privacy wall and gates enclose the former garden area between the facade and the pavement. All the windows have been replaced by metal ones.

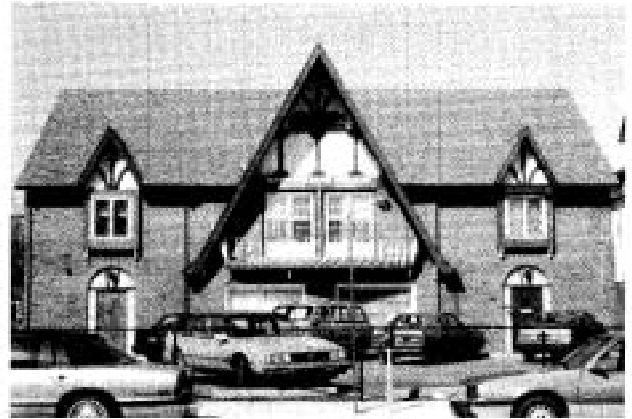


PENNSYLVANIA STREET

Commercial Building
950-954 N. Pennsylvania
circa 1965

Historic Description: This building was constructed as an office building sometime between 1956 and 1969. It replaced a one-story brick commercial strip which was preceded by a residence on this site.

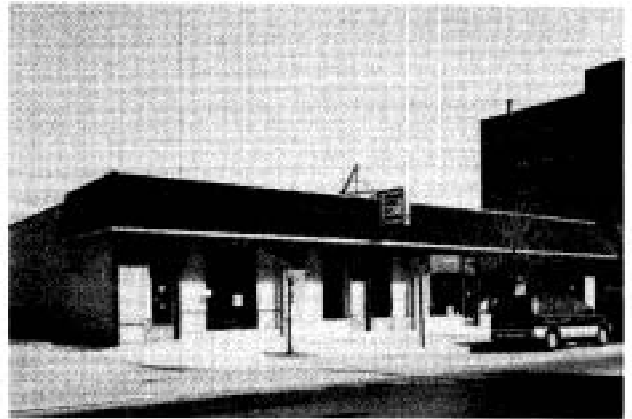
Architectural Description: This commercial building continues the Tudor Revival architectural theme established by neighboring buildings to the north. The building is brick-faced, gable roofed with a centered entrance pavilion, and has an exaggerated, steeply pitched roof. This gable is decorated with half timbering and an iron-railed balcony flanking the center gable and two gabled dormers.



Nosedá Block
953-959 N. Pennsylvania
1949

Historic Description: Emil Nosedá had the Nosedá Block constructed in 1949 to accommodate four shops. Of note, is the long-time tenant, the Indianapolis Artificial Limb Corporation from 1952. The Sears Roebuck & Company catalog sales office was an occupant from 1963 to 1975.

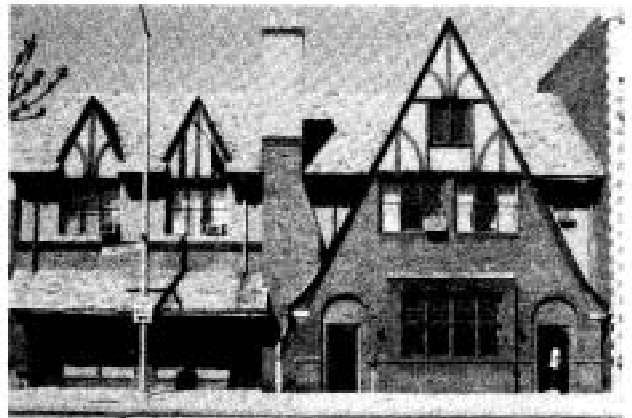
Architectural Description: This one-story concrete block, four bay commercial building is faced with smooth ashlar limestone. The piers separating each bay are fluted with an Art Deco capital panel. The two center bays are subdivided into a center entrance with transom flanked by shop windows. The doors are original. An asphalt shingled false mansard roof has been added obscuring the parapet.



Sheffield Inn
956-958 N. Pennsylvania
circa 1927

Historic Description: The Sheffield Inn, with its inclusion of a restaurant, hotel rooms, and offices, was a commercial development of residential scale that may be seen as a precursor to modern strip mall design. The building was designed by prominent local architect, Harry Fitton, a principal at the firm Mothershead & Fitton. He was also the president of the Builders Realty Company, the organization that developed the Sheffield Inn. Fitton was gifted in interpreting the revival styles of twentieth century residential design as exhibited by the Sheffield Inn (Tudor Revival), the Balmoral Apartments at 3055 N. Meridian (Colonial Revival) and a number of homes in the Meridian Park neighborhood.

Architectural Description: The Sheffield is a two-story building. It has a domestic appearance with its gabled slate roof and shed porch roof. The first floor is faced with brick as is most of the projecting gabled pavilion. The second floor and the dormer gables are stuccoed with decorative half timbering. The windows have diamond-shaped leaded square panes. The first-floor windows have square leaded panes. A brick and stucco chimney adds to the Tudor picturesque quality of the design.



PENNSYLVANIA STREET

Manchester
960-962 N. Pennsylvania
1928

Historic Description: The Manchester was constructed in 1928 to provide twenty-eight apartments for the Manchester Realty Company. The medieval detailing design is similar to the neighboring Sheffield Building.

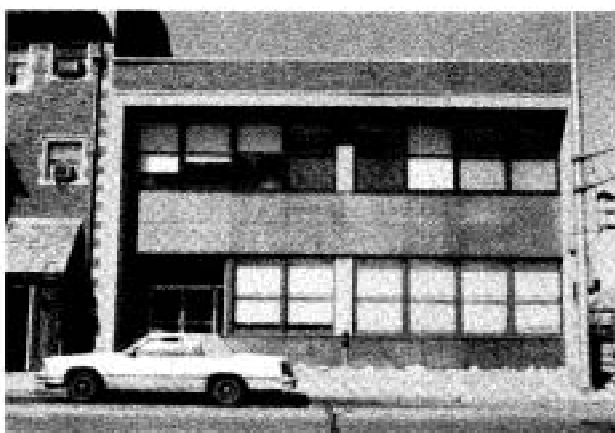
Architectural Description: The Manchester is a three-story Tudor Revival building. It is four bays wide. The facade is faced in multi-colored brick and trimmed in limestone. The two central bays of the main (east) facade project outward several feet. This gabled, two-story section has timbering at all levels emphasized in the gable with stucco. The gable roof, pavilion roof, and entry porch roof are all covered with slate. Similar to the Sheffield, the windows all have lead-framed diamond-shaped panes. The large shop windows have been boarded up.



National Retail Hardware Building
964 N. Pennsylvania
1951

Historic Description: The National Retail Hardware Association constructed this office building as its headquarters in 1951, and occupied it from 1952 until the late 1970's.

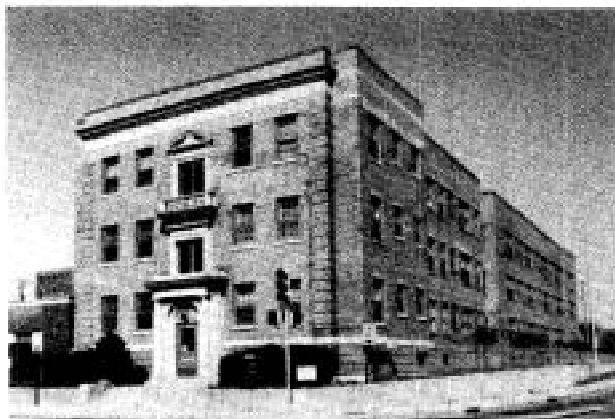
Architectural Description: This two-story, brick faced, concrete block office building is a good example of the International Style of the early 1950's. A limestone frame projects from the facade line below the parapet, recessing the horizontal bands of windows, the polished granite spandrel bands and the entrance.



The Chadwick
1005 N. Pennsylvania
circa 1923-1924

Historic Description: Existing records do not clearly indicate either the builder or the precise construction date for this "Eastern flat" apartment building. Listings of occupants in the apartment appear in 1925, suggesting that construction began a year or so earlier. Charles D. Chadwick is the most likely candidate for developer of the project. Chadwick, who was blinded as a teenager, was the founder of the Indiana Board of Industrial Aid for the Blind and he designed the building that housed that organization. He also founded and operated a loan company. Both activities suggest an interest and involvement in real estate development. The sophisticated style of the Chadwick attracted a fashionable clientele.

Architectural Description: The Chadwick is a fine example of the Georgian Revival architectural style. The three-story building is faced with buff colored brick and features classical details in limestone. The main (west) facade is five bays in width. The central bay contains the main entrance and central hall windows. The entry is framed by Tuscan engaged columns that support an unadorned frieze and entablature. The door surround is arched with a carved swag tympanum. Above the door on the second floor, limestone molding around the paired eight light windows supports a third-floor balcony with brackets and balustrade. The third-floor window is capped by a segmental broken pediment. Brickwork at the edges of the west facade simulates quoins and a wide limestone stringcourse separates the first floor from the raised basement. Windows are six-over-six, double-hung sash with limestone sills and soldier course brick lintels. The west facade is crowned by a smooth limestone frieze and finely detailed dentil cornice.



PENNSYLVANIA STREET

Penn-Ten Garage
1011 N. Pennsylvania
circa 1929

Historic Description: This building was built as the Penn-Ten Garage. By the mid-1940's the building was the location of Cohn Brothers Auto Co., a used car dealership. In the 1960's it was the home of General Supply & Tool Inc., followed by the Friedman Furniture Rental Co. Collins Leasing has been the occupant since the mid-1970's.

Architectural Description: This one-story garage structure has four bays. The distinguishing features of the building are the decorative brickwork, basket weave in the parapet and lattice in the end panels and limestone details. Metal sashed windows fill in the openings as do a garage door and glass block.



Arvey Building
1021 N. Pennsylvania
1978

Historic Description: This commercial building was constructed in 1978, as the Arvey Paper and Supplies Store. This was the site of two large nineteenth century houses demolished sometime between 1954 and 1969.

Architectural Description: This one-story commercial building is constructed of concrete blocks laid to flute the exterior. The entrance is centered and emphasized by the slightly projecting sheet metal false mansard roof. The windows are narrow vertical slits.



Calvin I. Fletcher House
1031 N. Pennsylvania
circa 1895

Historic Description: The Calvin I. Fletcher house was constructed in 1895 by the grandson and namesake of one of the most prominent and influential men in early Indianapolis history, Calvin I. Fletcher. Fletcher's grandson, Calvin I. Fletcher III, was born in 1859. He was a graduate of Indiana Medical College (now Indiana University School of Medicine) and studied at clinics in London and Paris. Dr. Fletcher was best known however, as a world traveler and prolific photographer. His travels included visits to nearly every country in the world, with particularly extensive tours of the Orient and South America. Dr. Fletcher died in an avalanche on the Blackfoot Glacier in Glacier National Park. At the time of his death his personal photo collection contained over 40,000 negatives.

Architectural Description: This house is a fine example of a Free Classic Queen Anne style building. It is constructed of red brick trimmed in limestone and rests on a rusticated limestone foundation. It is a three-story structure with a generally rectangular footprint. The main roof is hipped and is intersected by gabled bays and hipped roof dormers. The windows have limestone sills and thick rusticated limestone lintels decorated with an egg and dart motif and floral patterns. The main (west) facade is dominated by a three-story, eight-sided tower at the southwest corner. The tower has a segmented conical roof and the top floor of the tower features paired Gothic arch windows. There is a projecting oriel window above the main (west) entrance with two round arch windows surrounded by Ionic order pilasters. The western elevation was distinctly altered through the removal of a full facade classical porch and the bricking in of two windows. The south facade features a round, two-story bay window topped by a conical roof and iron finial. The north facade has a rectangular oriel window with a bellcast roof extending from the middle of the first floor to the middle of the second floor. The north facade also includes a projecting gabled wing two bays wide. The gable end features a three part window surrounded by imbricated shingles.



EAST PURYEAR STREET

Carriage House
129 East Puryear Street
circa 1870

Historic Description: This carriage house retains its 19th century character. The one-and-a-half-story section has most of its features intact. The large one-story portion was originally a two-story structure that lost its second floor sometime between 1915 and 1949. By 1949 it was used for automobile repairs.

Architectural Description: The carriage house appears to have been built all at once, but has two different characters, perhaps because of the loss of the second story over the window. The westernmost portion is Gothic with one-and-a-half stories, gable roof, gable brackets purlin ends, two decorated dormers, double-hung windows and a wooden door with transom, limestone sills and foundation. Black bricks are used to form stringcourses and accent the arches on the west wing. The east wing is one-story in height with a stepped parapet and a low pitched roof. The stable door with a steel-beam lintel on Puryear has been filled in with concrete blocks as have the windows. The stable door on the north facade has a replacement overhead garage door.



ST. CLAIR STREET

Sylvania
108 East St. Clair
1906

*See 801 North Pennsylvania Street for historical description

Architectural Description: The two buildings that comprise the Sylvania design, define the northeast corner of this prominent intersection. Both are three-story buildings constructed of brown brick and trimmed in limestone. The second building faces south on St. Clair. It is seven bays wide and three bays deep. The central bay entrance also is recessed and has a limestone pilaster topped with a flat, segmental arch with vertical drops accentuated by a scroll and leaf motif. The transom light is clear glass with *Sylvania* and 108 painted upon it. Central bay windows feature limestone arch hoods. Side bay windows have limestone sills and brick hoods. Both structures are built on a raised basement delineated by a limestone stringcourse.



Commercial Building
220 East St. Clair Street
circa 1918

Historic Description: This building was originally constructed as a commercial garage. Robert Crouch operated an automobile repair shop here in 1918.

Architectural Description: This one-story commercial building is faced with brick. The facade is pierced by a large, centered opening with metal framed windows and doors. A wood, shake false mansard roof accents the entrance and rises above the parapet line. Rusticated concrete blocks and brick piers compose the western facade along the bricked alley.



Commercial Building
230 East St. Clair Street
1959

Historic Description: This concrete block building was constructed in 1959 as a warehouse for a beer distributor.

Architectural Descriptions: This concrete block structure is faced with brick laid in common bond pattern. The facade is pierced by a central garage door, pedestrian door, and three banks of horizontal aluminum framed windows

(see photo above)

Commercial Building
240 East St. Clair Street
1923 and circa 1960

Historic Description: This commercial building was constructed as the St. Clair Theater Cinema in 1923. Design by J. F. Brubaker. Between 1954 and 1969, it was radically remodeled into a truck storage warehouse and later commercial storage uses. Nothing remains of the building's theater character.

Architectural Description: The main facade of this one-story, concrete block warehouse is faced with brick, and is pierced by a centered, garage door opening, a bank of aluminum, horizontal windows and a flush pedestrian door. The brick is laid in a common brick pattern with a soldier course base and lintel.



ST. JOSEPH STREET

St. Joe Flats
128-32 East St. Joseph Street
circa 1900

Historic Description: The two nearly identical apartment buildings were constructed sometime between 1899 and 1908. They occupy the sites of two, two-and-a-half-story houses. The apartment building sat vacant from mid 1985 and was rehabilitated in 1994-95, which included the removal of aluminum siding and the brick-pierced, two-story porches.

Architectural Description: The two-and-one-half-story frame Queen Anne apartment house is nearly identical to its companion immediately to the east. The building has a large hip roof with two projecting pent gables crowning the twin front bays. Fishscale shingles decorate the gables. Three front entrances with transoms are located between and flanking the bays. Brackets adorn the two shallow side bays. The building rests on a rock concrete block foundation. Half-sized, multi-paned casement windows with decorated casings appear at the second floor.



St. Joe Flats
134-38 East St. Joseph Street
circa 1900

Historic Description: See 128-132 East St Joseph Street, above.

Architectural Description: The building is nearly identical to its companion immediately to the west, except for a centered hip roof dormer.



Commercial Building
209-215 East St. Joseph Street
circa 1935 and circa 1946

Historic Description: This building now serves as an office building, but originally had an industrial function. Built in two sections, the eastern half (215) was constructed as a warehouse before 1941. The western half was built sometime between 1941 and 1949 as an automobile repair shop. This resulted in filling the space between the two earlier buildings. Both fronted the alley, East Sahn Street, but were reoriented to St. Joseph Street after the two frame houses immediately to the north were demolished. A new brick facade was added after 1969.

Architectural Description: This small commercial building was built to fill in between its two older neighbors. It is set back from the street providing a paved parking lot. The brick facing was applied over the two previously constructed masonry structures to provide a front face to St. Joseph Street. It is pierced by only two doors, one aluminum framed and glazed, the other, a steel flush door.

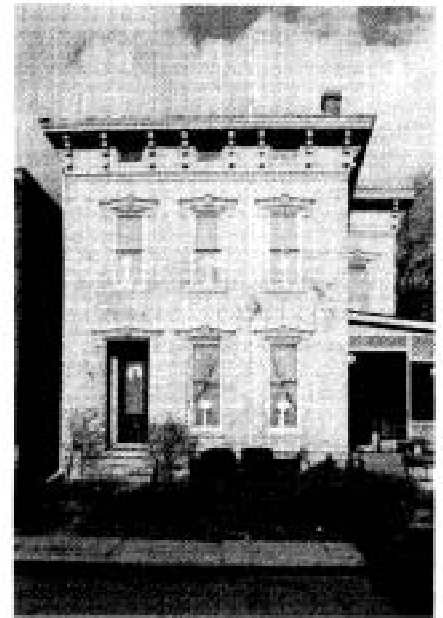


ST. JOSEPH STREET

Hilker-Sherman House
214 East St. Joseph
circa 1864

Historic Description: This brick Italianate house was built for butcher Andrew Gass around 1864. Gass sold the property to Henry Hilker in 1870. Hilker was the gardener at the Indiana Blind Asylum, then located on the site of the American Legion Mall. By 1872, Hilker was the proprietor of Henry Hilker's City Flower Garden. He purchased the lot to the west, removed the houses, and constructed glass houses for this enterprise. Hilker's nephew Frank Saak, continued to operate the florist business after Hilker's death in 1888. He then sold the house to Charles Sherman in 1894, who lived there from that time until 1951. The house has changed very little except for the removal of the classical porch in the early 1970's.

Architectural Description: The Hilker House is a two-story, red brick structure with a shallow hipped roof. The composition of the house is simple, formal and symmetrical, relying on the fine proportions of the house and the rhythm of the tall, narrow windows. These essential elements are embellished with pronounced moldings and details. Features include: shouldered window hoods with keystones; wide eaves and cornice with a paneled frieze and attic windows recessed in molded frames; large, scrolled and incised brackets. A contemporary porch has been added, replacing the original corner porch.



Commercial Building
219 East St. Joseph
circa 1937 and circa 1950

Historic Description: This industrial building was constructed in phases with the one-story eastern portion constructed before 1941. The two-story western wing was added between 1941 and 1954. In the 1950's, this building was a print shop.

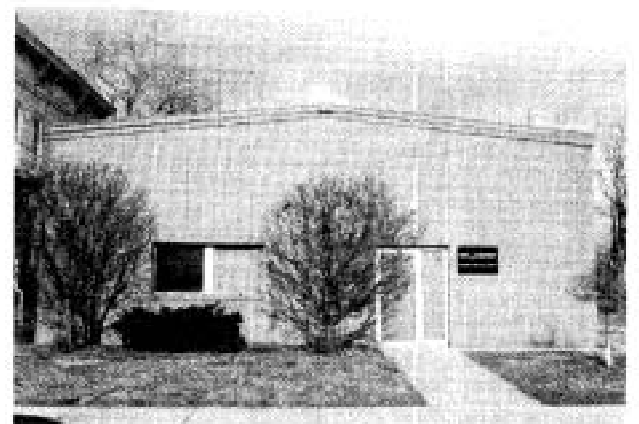
Architectural Description: This concrete block building is brick faced with a shallow central entry pavilion. The building is in two sections; a two-story west wing, and the one-story east wing. The windows have metal sash and frame as does the entrance.



Commercial Building
222 East St. Joseph
1958

Historic Description: This building was originally constructed in 1958 as a tin shop on the site of two frame double residences.

Architectural Description: This one-story concrete block structure is faced with brick. It has a low pitched gable roof. The main facade is pierced by an aluminum sashed door and window.



ST. JOSEPH STREET

Meigs House
237 East St. Joseph
circa 1900

Historic Description: This house was constructed sometime between 1898 and 1908. Before construction, the lot was the site of rear additions to the Traub Building at 924 North Alabama Street. Charles A. Meigs purchased the site from Traub in 1891. M. L. Meigs acquired the property and built the house, incurring a mechanics' lien in 1900. The house has not changed in form since construction.

Architectural Description: This two-story brick house has a complex hip and gable roof. The front gable is clad with shingles with an attic fan light. The openings have segmented brick arches and stone sills. Some windows are paired and the entrance is recessed.



Tomlinson-Smith House
238 East St. Joseph
circa 1866

Historic Description: This house was built sometime before 1866, possibly between 1863 and 1866, while the property was owned by Jesse Tomlinson. Between 1887 and 1898, while owned by owner-occupant Patrick Smith, the house gained an east wing, a rear porch and an "L" plan veranda. Smith, and his widow lived here until 1925. Another long-time occupant, Robert Quillen occupied the house from the 1940's until the 1980's.

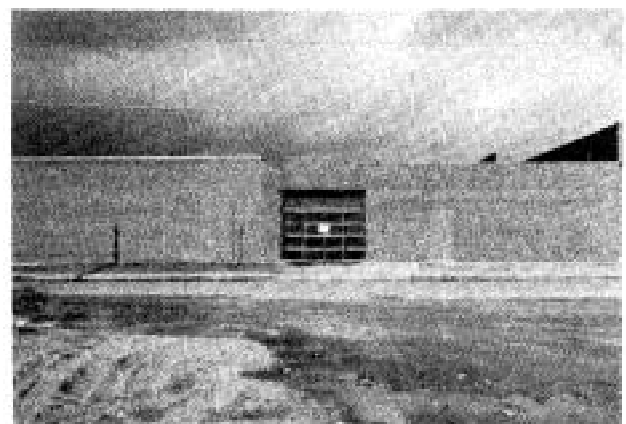
Architectural Description: This two-story frame house has a cross gable roof and an "L" plan veranda. The veranda has an entry gable, turned posts and balustrade. The front gable has decorative shingles and a Gothic inspired gable vent. The porch was reconstructed.



Industrial Building
312 East St. Joseph
circa 1945 and circa 1970

Historic Description: This concrete block building was constructed for use as a machine shop in two phases. The east half was constructed sometime between 1941 and 1949. The west half was constructed sometime after 1969.

Architectural Description: The west half presents a blank brick wall with no main facade openings or detailing. The eastern half is void of detailing also, but is pierced by a garage door and formerly by a pedestrian door now bricked up.



ST. JOSEPH STREET

Commercial Building
320 East St. Joseph
circa 1920

Historic Description: The brick building was constructed sometime between 1914 and 1927. By the 1950's, it was used as a warehouse for the adjoining machine shop.

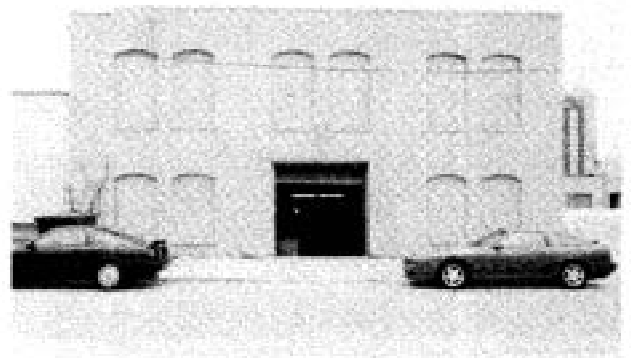
Architectural Description: This one-story, brick commercial building's front facade is divided into four bays. Although all four bay openings are covered over, except for the door in the western bay, the original wood sash windows are in place behind the plywood. The brick facade is void of detailing. Limestone is used sparingly as coping, sills and pier bases. Brick soldier courses are found above the openings and at the base level.



Commercial Building
325 East St. Joseph
circa 1890

Historic Description: Constructed sometime between 1887 and 1898, this brick commercial building has served a number of uses. Originally, it had three stories. In 1898, a commercial laundry occupied the basement, a machine shop was on the first floor, and the Kindergarten Toy Company occupied the second floor. By 1913, a commercial laundry occupied all floors. In the 1940's and 1950's, the building served as an insulation warehouse and later, as a furniture warehouse. Sometime after 1969, the top floor was removed.

Architectural Description: This two-story, brick commercial building has a symmetrical facade of three pairs of segmented arched windows. The center bay on the first floor has a flat headed garage door opening. The windows have been bricked in.



Commercial Building
330-332 East St. Joseph
1912

Historic Description: This industrial commercial building was constructed in 1912 for owner-occupant, W. H. Johnson & Son Company, a heating and ventilation company. The Johnson Company changed from furnaces to the manufacture of metal lawn and porch furniture in the mid 1930's with Richard Shirley as president. Shirley's Cabinet Manufacturing, Shirley Corporation, owned and occupied the building from the mid 1930's until the late 1950's. The Kwik Bed Sofa Corporation was the owner-occupant from the the 1960's until the late 1970's, followed by Mid City Salt, the present occupant. The building has enjoyed stable owner-occupancy. The west wing was constructed sometime between 1916 and 1927.

Architectural Description: The two-story brick structure has a classically inspired main facade with four brick pilasters dividing it into three bays. The facade is surmounted by a sheet metal cornice above a brickwork frieze. Brickwork detailing with stone highlights were inspired by the Arts and Crafts Style. The center bay accommodates the entrance with four glazed paneled wood sash doors. All of the window openings are divided into nine wood sash windows. The transoms on the first floor level are covered over. Paneled spandrels separate the stories with the bays. The building has an "L" plan with a recessed western wing.



NINTH STREET

The Ambassador
27-39 East 9th Street
1923

Historic Description: Constructed in 1923, the Ambassador represents a second generation of apartment development in Indianapolis, featuring commercial space on the first floor and five stories of residential units above. Immediately upon completion, the Ambassador became one of the most fashionable addresses downtown. The building was developed by Thomas A. Moynahan, who began his career with his own contracting firm, Moynahan Construction Company. With the erection of the Ambassador, he formed Moynahan Properties, Inc. to construct, acquire and manage apartment buildings. This firm greatly expanded in 1927 when it purchased twenty apartment buildings from the retiring Edgar Spink. Moynahan also built the Chamber of Commerce building and the interior of the Indiana War Memorial.

Architectural Description: The Ambassador is a six-story, buff brick apartment building trimmed in architectural terra-cotta. The first floor of the property was designed for commercial tenant use. The design reflects this intent through the extended height of the ground level and the large single pane plate glass windows headed by loaded multi-light transoms. Each commercial bay is defined by masonry pilasters with terra cotta bases and capitals synthesizing the Art Nouveau and Sullivan-esque styles. The front (north) facade of this impressive rectangular building is divided into nine facade sections delineated by four projecting wall planes. It is twenty-four bays in width and four bays deep. The semicircular entrance portal is decorated with colonettes exhibiting a variety of motifs including chevrons, stars and spirals, recalling Romanesque arches. The entrance is recessed and the original side lights and transom survive. The ornate, classically detailed canopy that covers the portal is not original. The first floor is capped by terra cotta molding. The second and sixth floors are headed by wide terra cotta stringcourses with paired star motif panels above each window. There is also a highly ornamental stringcourse that serves as lintels for the sixth floor windows. The projecting wall planes extend above the roof line and have eyebrow shaped parapets and terra cotta coping.



The Cathcart
103 East 9th Street
1909

Historic Description: The Cathcart is an example of the "Eastern Flat" apartment style that became popular in Indianapolis at the turn of the century and that significantly altered the residential nature of the St. Joseph neighborhood. Owner Alice Morrison Cathcart was the widow of successful Indianapolis businessman Robert Weir Cathcart (Cathcart and Clelland Bookstore). She had her family home at the south east corner of Pennsylvania and Pratt (9th) Streets demolished in order to build the three-story, twelve flat building in 1909. She was undoubtedly influenced by the successful, nearby rental developments at the Lodge (1905) and the Sylvania (1906). Local residential contractor, Joel T. Elliott, constructed the building valued at \$22,000. Alice Morrison Cathcart lived in the flats until her death in 1936. Her youngest daughter, Charlotte "Pink" Cathcart, maintained a residence there until 1964. "Pink" wrote an informative personal history of her experiences in the St. Joseph neighborhood from the 1890's to 1917 entitled *Indianapolis From Our Old Corner*.

Architectural Description: The three-story Cathcart was constructed of dark red brick with limestone trim. Its design elements are of the Arts and Crafts style. The front facade faces north on 9th Street and is seven bays wide and two bays deep. The building rests on a raised basement that is delineated by a wide brick stringcourse above the windows. There is a plain, narrow limestone stringcourse at the third story and a wide limestone band carved in an egg and dart pattern just below the cornice. The roof parapet is capped with limestone coping and all windows have limestone sills. The central entrance bay features three multi-light windows with transoms and brick hoods accented with limestone. The entrance itself has double glass doors, side lights and an arched transom light. Two brick piers with limestone blocks support knee braces beneath an eyebrow arched green tile pent roof.



NINTH STREET

Multi-Family Residence
105-111 East 9th Street
circa 1890

Historic Description: This double residence was constructed sometime between 1887 and 1898. There is no known record of its occupants, builder, or owner.

Architectural Description: Features of this two-and-one-half-story frame residence include Queen Anne styling with a complex hip roof and gable dormers and projecting gable roofs. The front facade is symmetrical with the paired gables, centered dormer and matched recessed entrances with decorative fretwork. The building is covered with aluminum siding.



Elliott House
108 East 9th Street
circa 1898

Historic Description: This house was constructed for Joseph T. Elliott between 1898 and 1899. The Elliotts owned the property into the 1920's. Since the 1930's, the house has been the home of insurance agencies, realtors and the Krebay Construction Company until the present time.

Architectural Description: A large two-story brick house, it has lost its original porch, but has retained other important features including the complex hipped roof, the segmented arched openings, brickwork entablature, limestone sills and wooden double-hung windows.



Cottage
114 East 9th Street
circa 1860

Historic Description: This cottage was constructed sometime between 1854 and 1866, and has had very little alteration, except for construction of a front porch which was added sometime after 1969.

Architectural Description: A simple, frame one-and-one-half-story cottage two bays wide, with a front porch supported by turned posts and balustrade. Eave rafter tails enhance this building's appearance. It is clad with clapboards and covered by a gable roof with side dormers.



NINTH STREET

Dorman House
115 East 9th Street
circa 1875

Historic Description: Barbara Dorman owned the property when this house was constructed sometime between 1866 and 1877. She and her heir, Caroline Dorman, owned the property from 1859 until 1903. The house has changed little over time. A front porch was added after 1913, and removed after 1969, probably when the aluminum siding was added.

Architectural Description: Despite the artificial siding, the canopy and shutters, this one-and-one-half story cottage retains most of its original features. The gabled front facade is three bays wide with a full-sized window centered in the upper level. Other features include the double hung sash windows, decorative eaves brackets, sawn rounded garret vents and the slightly recessed entryway. A shed dormer is perched on the western slope of the roof.



Garage
219 E. 9th Street
1913

Historic Description: This garage-residence was constructed sometime between 1913 and 1914 as a one-story garage. The second floor living quarters were added sometime before 1949. It served a large residence on Delaware Street.

Architectural Description: The walls are made of rock-faced concrete blocks. The garage replaced a one-story, frame shed. Both structures were out-buildings for a two-and-one half-story masonry Italianate residence (built c. 1880) which was located at 841 N. Delaware Street.



The Myrtle Fern
221 East 9th Street
1925

Historic Description: A modest example of an "Eastern" flat building, the Myrtle Fern was constructed in 1925 for Ella Elizabeth Thoms. She was the wife of Henry Thoms, heir of the Thoms Manufacturing Company, a local furniture manufacturer. Widowed in 1910, Mrs. Thoms purchased the property in 1915, probably with the assistance of her brother-in-law, Albert H. Thoms, Secretary-Treasurer of the Indianapolis Box Company. Like other residents in the St. Joseph area, she decided to demolish her own home in 1925 and replace it with an income-producing apartment building.

Architectural Description: The Myrtle Fern is a two-story building that is only three bays wide on its front (north) facade, but is eleven bays deep. The exterior has a subtle diaper pattern created by the use of center-scored, salt-glazed brown brick. The exterior is further ornamented with rectangular panels of header bricks. Limestone accents are used in window sills and pier caps. All windows feature segmental arches. The central entrance bay is recessed under a segmental arch, and the doorway is topped with a beveled glass transom light within a basket-handle arch.

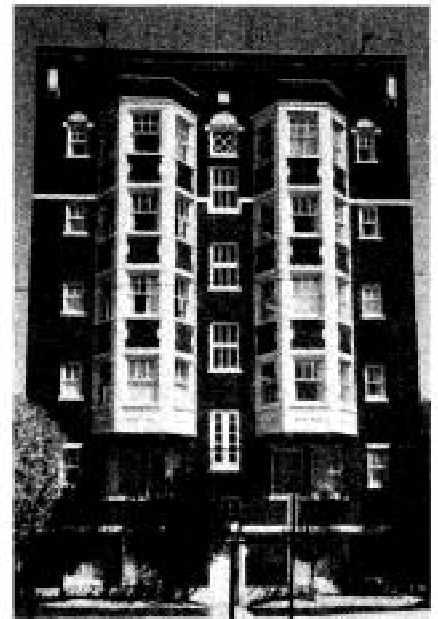


NINTH STREET

The Spink-The Jefferson-Renaissance Tower
230 E. 9th Street
circa 1922

Historic Description: The six-story Spink is one of the earliest "high-rise" apartments erected in Indianapolis. It was built by the E. G. Spink Company, an organization that was ultimately responsible for the development of sixty apartment buildings in the city. The building was originally named The Spink, and later renamed the Jefferson. The firm was founded by Edgar G. Spink, who was a leader in the development of multi-family housing in the Indianapolis market. He pioneered the concept of combining apartment construction with building management, and he targeted constituencies that were in need of comfortable, affordable housing: young married couples, single women and the elderly. Although a building permit appears to have been issued in 1921, construction of the Spink did not begin until 1922, and it was not occupied until 1923. The building was renamed Renaissance Tower when it was redeveloped in the mid 1980s.

Architectural Description: The Spink is a six-story apartment building that exhibits the Tudor Gothic Revival style in its exterior detail. It is constructed of red brick and features an abundance of limestone detailing. Its 9th Street (south) facade is five bays wide, and the building is thirteen bays deep. The first floor of apartment units is raised eight feet above ground level and is separated from this entry level by a continuous limestone stringcourse. A second stringcourse is located between the fifth and sixth floors. The formal entrance is housed on the eastern elevation within a one-story foyer that has Tudor style label mold door surrounds in limestone. The most distinctive features of the Spink are the projecting bay window units found on the west, south and east elevations. On the south elevation, the two bays begin at the third floor level and extend to the cornice line. They are heavily articulated with limestone quoins, window sills and lintels. The two bays that are located on both the west and east facades extend the full height of the building, but limestone detailing is used only for sills and as a drip molding at the top of the bay. Windows are multi-light (two, three or four) over one sash.



Christian Place Rowhouse
231-233 E. 9th Street (618 Christian Place)
circa 1890 and circa 1903

Historic Description: The front portion of this house was constructed circa 1903 and appears to have started as a one-story frame single family residence. It later received a second story and then a rear addition. Finally, the roof was raised four feet to provide third story living space. The separately constructed rowhouse at the rear, containing four units, faced Christian Place, and was connected to the main house in front, with two additional units, sometime between 1908 and 1913. The rowhouse had a mirror image twin, which faced it on the east side of Christian Place. It was demolished in the 1980's. The house and rowhouse were restored in 1994, providing ten living units in the rowhouses and three living units in the main house. This is part of the Christian Place affordable/low income housing project.

Architectural Description: The house is two-and-one-half stories in height of frame construction. The hipped roof has three gabled dormers. Fish scale shingles are used as a decorative feature. The rowhouse is two stories in height with a gable roof with three intersecting gables decorated with fish scale shingles. Each entrance has a gabled portico.



NINTH STREET

Moynahan Apartments
234 East 9th Street
circa 1918

Historic Description: This apartment building was constructed in 1918, with thirty-seven (37) units. By the early 1920's, the building was listed as *The Spink*, one of several named that at the time. By the early 1930's, the name changed to *Moynahan Apartments* (see *The Ambassador*, 39 East Ninth Street). By 1970, the name changed to *Ninth Street Courts*.

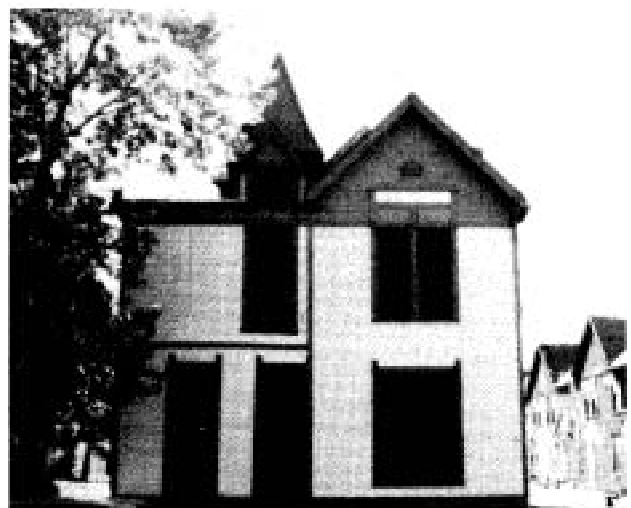
Architectural Description: The main facade of this three-story brick apartment building is composed of two pavilions on a raised basement, separated by a recessed bay that accommodates the front entrance. Gauged brickwork and some limestone accents give the facade some relief, depth and character. The cornice has been lost, replaced by a flat band. The double-hung wood-sash windows are in groups of twos and threes on the main facade. A cloth awning shields the centered main entrance.



Christian House
235-237 E. 9th Street
circa 1887

Historic Description: The first of several buildings constructed at the corner of Alabama and Pratt (9th) Streets by Indianapolis coal and lumber merchant John E. Christian. It was constructed c. 1887, and served as the family residence for Christian and his wife Emma, from 1888 to 1908, when they moved across the street to 218 E. 9th Street. The house was converted to multi-family units some time after the departure of the Christians. After constructing his own home, Christian developed several large buildings on the west side of Alabama (c. 1890). Around 1903, Christian greatly intensified his development by building a single family residence to the west of his home (See 231-232 East 9th Street) and two sets of rowhouses behind.

Architectural Description: The house consists of two-and-a-half-stories in the Queen Anne style and was restored in 1994. Features of the house include the hip and gable roof, gabled dormers, fishscale shingles in gable, Eastlake Style opening trim. Brick is used in the chimney and foundation. There is evidence of several additions in the early years.



Townhouses
238-244 East 9th Street
circa 1876

Historic Description: In 1876, Lewis Shiveley and Joshua Carter originally constructed this building as three separate buildings, two doubles and a triple residence. All faced Alabama with addresses on that street. The East Pratt Street Realty Company purchased the three buildings in 1918 and connected them, creating one single building. In this same period, the building's address was reoriented to Pratt (9th) Street coinciding with the erection of the apartment building immediately to the west (234 E. 9th Street). The connectors linking the three buildings account for the masonry seams on the Alabama facade. This building shared the names of *Spink* (1920's, and *Moynahan* (1930's-1960's) apartments. The *Spink Realty and Investment Company* purchased the building in 1925, integrating it into the *Spink* apartment empire of the 1920's, and later, the *Moynahan* empire (see the *Ambassador*, 39 East Ninth Street).

Architectural Description: This brick Italianate multi-unit residential building has remarkably survived the years and at least one radical remodeling campaign, with its impressive entablature intact. Now painted and with many of the original openings closed up or downsized, the main facade facing Alabama Street no longer has entrances. The building is entered from the rear. Limestone is found in the window sills, old thresholds and water table.

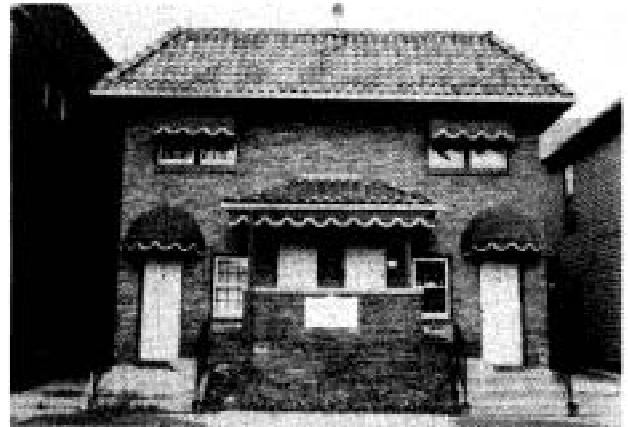


TENTH STREET

Apartment Building
212-214 E. 10th Street
circa 1935

Historic Description: This eight unit apartment building was constructed between 1930 and 1935 on the site previously occupied by a single family residence.

Architectural Description: This two-story, Arts and Crafts Style apartment building is distinguished for its green tiled pent portico roofs. The main facade is pierced by four entrances. The central portico shelters the two central entrances flanked by the two remaining doors, now sheltered by fabric awnings. The doors are replacements. The building is of frame construction with brick veneer.



Baker-Klussmann Double Residence
215-217 E. 10th Street
circa 1855

Historic Description: John Baker built this double residence in 1855, and sold it that year to Jacob Becker. Four years later, he sold it to Caroline and Louis Klussmann. Klussmann was a tailor, as was Becker, and the owner-occupant. The Klussmanns lived here until the first decade of the 20th century, selling it in 1909. The building functioned as a double residence until its rehabilitation in the late 1980s, following a decade of vacancy.

Architectural Description: Typical of its time, this one-and-a-half-story frame double residence exhibits some Italianate detailing. The main gabled facade is six bays wide with the two entrances being the two inner-most bays. All the openings are decoratively framed with shallow hoods. The windows have two-over-two lights. The door transoms have art glass, added during the rehabilitation. The east slope of the roof has a gabled dormer. The double retains most of its original appearance, except that during the rehabilitation, the rear one-story shed portion was removed, and the rear facade was reconfigured.



Thudriss-Halford House
218 E. 10th Street
1865

Historic Description: Johann Thudriss constructed this house in 1865, and sold it in the same year to Ann Halford, whose family owned it for a decade. By 1887, a front porch was added and by 1896, this porch grew into a wraparound veranda. By 1922, the house was listed as containing five apartments.

Architectural Description: This two-story frame house exhibits Italianate styling in its elongated, four-over-four windows, door and opening fenestration trim and two-story bay. The house has an "L"-shaped plan, a cross gable roof and a corner entrance porch. The main entrance door has sidelights and a transom.



TENTH STREET

Moody House
219 E. 10th Street
circa 1875

Historic Description: Lorenzo and Mary Moody had this house constructed and the family maintained residence here until 1917. Lorenzo Moody was a prominent member of the Indianapolis insurance industry and was a charter member of the Indiana Association of Underwriters. Soon after the Moody's left the house, it was used for multiple dwelling units with six apartments.

Architectural Description: The two-story frame Italianate house exhibits features typical of this style including a low-pitched hipped roof, a bracketed entablature with frieze lights, a two-story bay and a canopied off center entrance, slightly recessed. A side porch has turned posts and decorative cut-out panels.



Wilmington House
222 E. 10th Street
circa 1875

Historic Description: The Wilmingtons owned this property from 1865 until the mid 20th century. They had this house constructed sometime between 1866 and 1887. Wilmingtons were owner-occupants from circa 1913 until the early 1940's. By 1929, the house was converted to a four unit apartment house. The wrap-around veranda was added circa 1900, replacing the smaller, original corner porch. Original porch supports have been replaced by steel posts.

Architectural Description: Before its remodeling, this two-story frame house undoubtedly exhibited Italianate detailing, but the basic forms of the style remain, including the low-pitched hip roof, elongated windows and a wide overhang, veranda columns, asbestos shingle siding, and the numerous first floor entrances all detract from the house's original appearance.



Commercial Building
225 East 10th Street
circa 1954 and circa 1960

Historic Description: The east half of this concrete block commercial building was constructed sometime between 1941 and 1954. The west half was constructed between 1956 and 1969. The west half was formerly the site of a frame house.

Architectural Description: This is a simple one-story functional building constructed of concrete block. The main facade is pierced by four windows, a garage door, and an entrance protected by a pent roof.

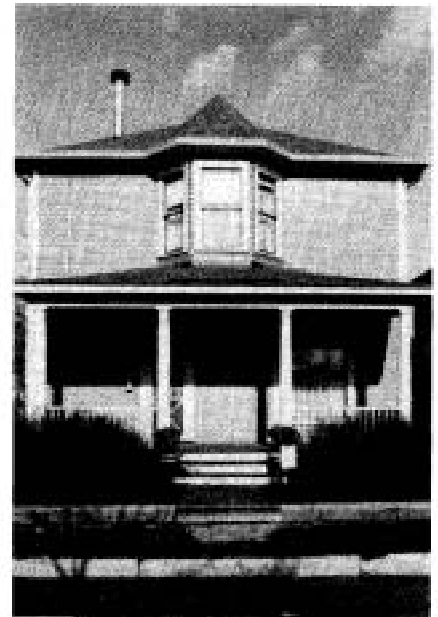


TENTH STREET

Krause-Kurtz-Baker House
228 East 10th Street
circa 1860 and 1910

Historic Description: This house was originally built sometime between 1854 and 1866 by Philip Krause as a one-story cottage. It was enlarged to two stories in 1910 by owner Lewis K. Kurtz whose heirs lived here until 1923. The house was a rental unit until the 1940's when David J. and Bettina Baker became owner-occupants. Baker was a photographer and operated his "Universal Studios" here until the 1980's.

Architectural Description: The two-story frame house shows the influence of Queen Ann and American Four Square architectural styles. It has a facade-centered, second-story oriel with a hexagonal conical roof rising above the house roofline. The front porch is supported by four classical wooden columns. The main facade is unusual for its number and placement of fenestration.



Agness Double Residence
232-234 East 10th Street
1925

Historic Description: Flora Agness, the widow of Lewis Agness, had this double residence constructed in 1925, and lived here until the early 1940's.

Architectural Description: This frame double is an example of the American Four Square Style. The house is two-stories in height with a four bay front facade, a brick-piered front porch, hip roof and a centered hip roof dormer.



Bodenmiller-Lanman House
240 E. 10th Street
circa 1865

Historic Description: Leonard and Louise Bodenmiller purchased the lot from developer and platter, James Morrison in 1864, and had this house constructed sometime between 1866 and 1887. The Bodenmillers lived here from 1865 to mid 1884, when the house became a rental property. Bodenmiller was a blacksmith. Their heir, Fred Bodenmiller, sold the property in 1922. Grace Lanman purchased the house in 1926, and was the sole occupant until the mid 1950's.

Architectural Description: This simple gable-fronted, frame, one-and-a-half-story cottage is three bays wide with a centered six-over-six gable window, gable brackets and a replacement porch with square board posts.



TENTH STREET

Sickler House
311 East 10th Street
circa 1880, moved 1992

Historic Description: This house was constructed sometime between 1871 and 1887 at 220 East 11th Street, and moved to this location, November 4, 1992. Alice and Edward Sickler were longtime residents from 1910 to 1929, but the Sickler family had owned the house since the 1890's. Except for its relocation, the building history shows that the house has changed very little.

Architectural Description: Devoid of details, the two-story frame house retains its form, original cladding and openings. The decorative rafter ends have survived.



Howe Rental House
316-318 East 10th Street
circa 1885

Historic Description: David W. Howe purchased the lot from platter Elijah Martindale in 1885, and later constructed this house sometime before 1887. The two-story house appears to have always been a rental property with many short term tenants.

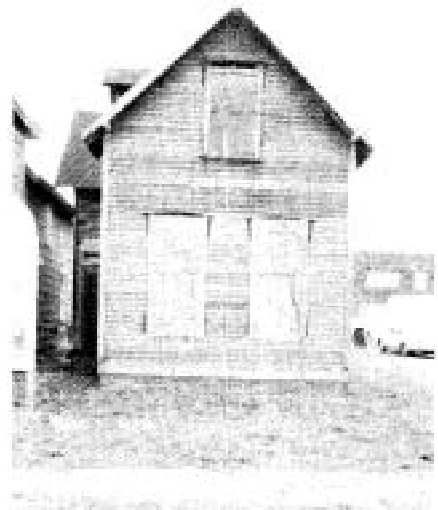
Architectural Description: It is a two-story frame, Queen Anne Style house, with a hip and cross-gable roof. The front gable is shingled with brackets, stick work and a decorative gable vent. The house has a small corner porch with decorative features.



Schabel-Marrott House
321 East 10th Street
circa 1880, moved 1991

Historic Description: Christopher A. Schabel had this house built between 1879 and 1883. George Marrott purchased this house from Christopher A. Schabel in 1883. Between 1898 and 1915 the corner porch was slightly extended and a rear addition was erected. The house was moved from its original sit at 918 North Alabama in 1991.

Architectural Description: Features of this one-and-a-half story frame, cross-gable cottage include decorative rafter ends, a corner entrance and a dormer. Brackets, a corner porch and decorative window trim have been removed during earlier remodeling campaigns.

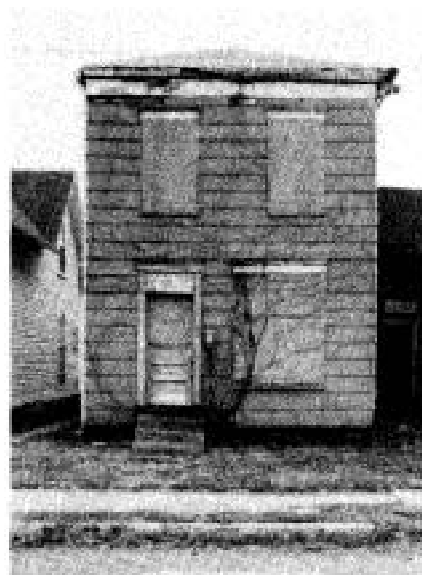


TENTH STREET

Helmich House
323 E. 10th Street
circa 1860

Historic Description: This house was constructed sometime between 1854 and 1866. Carpenter, John Helmich lived here in 1881. He and his wife, Paulina, owned the house from 1875 to 1888.

Architectural Description: The two-story rectangular frame house is badly deteriorated and most of its original elements are missing. The building is two bays wide. Two single story sections at the rear of the house appear to be original. Remaining elements such as the simple wood door surround, flat roof, narrow eaves and a fascia board beneath the eave on the front facade suggest that the structure was of a simple vernacular Italianate style. Detailing or evidence thereof is obscured by artificial siding.



House
325 East 10th Street
circa 1880

Historic Description: We only know that this house was constructed sometime between 1866 and 1887.

Architectural Description: This is a two-story Stick Style house of frame construction with a cross-gable roof. The front gable is a jerkin type. Vertical, horizontal, and diagonal stick work frame connect the windows. Other features include decoratively sawn rafter ends, exposed purlins and brackets.



Hefferman-Murphy Cottage
327 East 10th Street
circa 1887

Historic Description: This cottage was constructed sometime between 1866 and 1887. Thomas Hefferman, a carpenter, occupied the house from 1911 to 1917, followed by a series of short-term occupants until Carl Murphy in 1920, who remained for over thirty years.

Architectural Description: This one-and-a-half-story frame cottage has a cross gable roof. The eastern gable has a jerkin head. The house has an enclosed corner porch and is clad with artificial siding.



TENTH STREET

Cottage
329 East 10th Street
circa 1880

Historic Description: This cottage was constructed sometime between 1866 and 1887, and in this century, has had a long succession of short-term occupants. The building's form has changed very little since 1898.

Architectural Description: The one-story frame cottage has a corner entrance and a projecting front bay with a shed roof. The application of artificial siding has either covered or caused the removal of architectural details.



Smith-Dowell-Glass House
331 East 10th Street
circa 1880

Historic Description: This house was built sometime between 1866 and 1887, and its basic form has changed very little since 1887. Nathan Smith, a dry-goods merchant, occupied the house from 1919 to 1929, followed by Susan Dowell from 1934 to 1945, and Emma Glass, a widow, between 1949 and 1965.

Architectural Description: This one-and-a-half-story frame house has a cross-gable roof with gable brackets and a small corner entrance porch with turned posts. Presently, the house is covered with artificial siding. Paired windows are a feature of the front gable facade.



Canter House
333 East 10th Street
circa 1880

Historic Description: This house was constructed sometime between 1866 and 1887. Carpenter Henry Canter was the occupant in the 1910's and early 1920's. Lonnie Clayton, a painter, lived here in the 1950's. John and Bertha Hunter occupied the house from the late 1960's to the early 1990's. The form of the house has not changed its basic look since 1887.

Architectural Description: The two-story, frame house has a cross-gable roof, cornice brackets, wide bargeboards and a shallow side porch. The house is covered with asbestos tile siding.



ELEVENTH STREET

House
216 East 11th Street
circa 1920

Historic Description: This house was constructed sometime between 1916 and 1927 on the back lot of 1104 North Delaware.

Architectural Description: The two-story frame has Arts and Crafts features with the low-pitched hip roof and wide eaves. The main facade (south) has an unusual fenestration pattern.



Tramer House
219 East 11th Street
circa 1870 & circa 1890

Historic Description: Constructed some time between 1866 and 1887, this house was substantially enlarged before 1898 to its present configuration. Long-time occupants were Elias & Anna Tramer, from 1891 to the early 1940's. The Tramer's were responsible for the expansion in 1893. The next owner-occupants, Franklin and Florence Taylor resided here from 1946 to the late 1970's.

Architectural Description: This Queen Anne Style, two-story, frame house has a hip and gable roof. Fishscale shingles clad the front gable. The "L" plan veranda is supported by replacement square posts. Other features include a rusticated concrete block veranda foundation, door transom and corner blocks decorating the window trim.



Garage
220 East 11th Street
circa 1993

Historic Description: This garage was constructed in 1993. The house that stood on this site was relocated to its present location at 311 East 10th Street in 1992.

Architectural Description: The gable end of this large garage faces the street. It has a center entrance with a gabled cantilevered roof flanked by two windows.



ELEVENTH STREET

Burnham-Davis Cottage
225 E. 11th Street
circa 1890

Historic Description: This cottage was constructed sometime between 1887 and 1898, possibly during the ownership of George and Lillian Burnham. The house enjoyed the stable occupancy of Henry Davis from 1917 until the late 1920's.

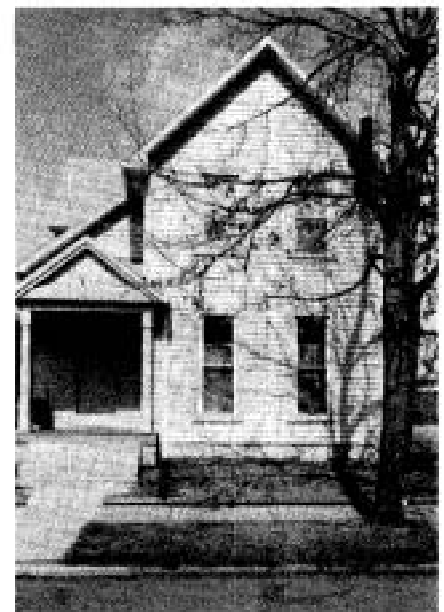
Architectural Description: The one-story frame cottage is gable fronted, and two bays wide. The "L" plan front porch with entry gable is supported by turned posts. The main roof is gable and hip with a Gothic inspired gable vent.



House
226 E. 11th Street
circa 1880

Historic Description: This residence was constructed sometime between 1866 and 1887 for Irving Wallace, a prominent member of the Indianapolis insurance industry. He was best known for his work as Vice President of *Rough Notes*, the weekly trade journal of the Indianapolis insurance industry that he helped establish in 1877. Originally, a one and a half story structure, the house was enlarged to its present height and configuration sometime before 1898.

Architectural Description: The frame house has a cross-gable roof and a pedimented corner porch. The porch is supported by unusual turned posts.



McQuiddy-Dye House
229-231 E. 11th Street
circa 1883

Historic Description: It appears that this house was constructed in 1883 as a one-story house while owned by John McQuiddy. The house was enlarged to two stories in 1895 by William and Minda Dye. By the 1950's, the house was no longer a single-family residence, but became a multi-unit residential building.

Architectural Description: This two-story house has a cross gable roof with two corner porches. The eastern one is two-storied with square posts. The western porch has turned posts. The house is covered with artificial siding.

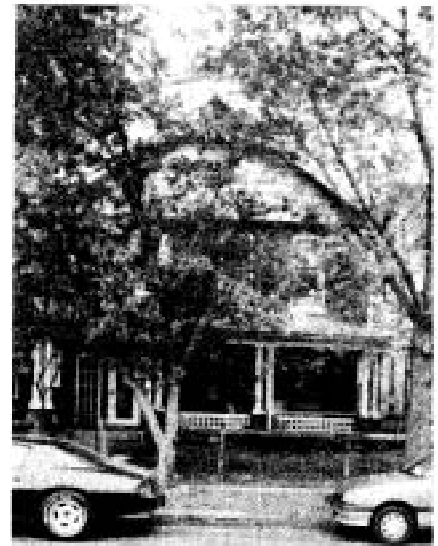


ELEVENTH STREET

Cook-Dean House
235 East 11th Street
circa 1880

Historic Description: Constructed sometime between 1868 and 1887 for owner Henry Cook, the house was enlarged sometime between 1887 and 1893 with the addition of the east wing. Dr. Michael G. Dean owned and occupied the house from 1913 to the late 1940's. The house has enjoyed stable occupancy with Lovall Emerson throughout the 1950s and Max Ortega from the late 1960's to the present.

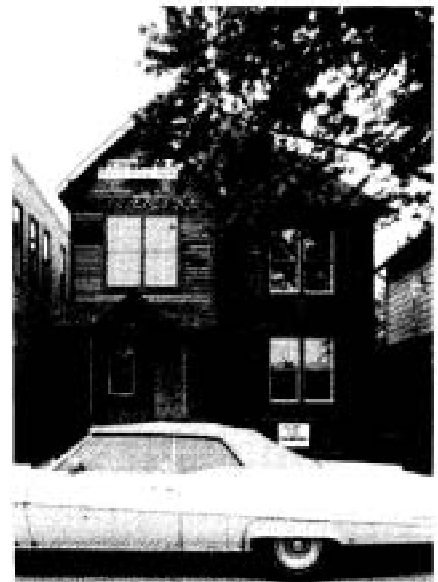
Architectural Description: The classical columned front porch on this two-story brick house has an unusual basket weave balustrade. The brick portions of the house have segmented arched openings. A portion of the second story is of frame construction projecting a bay from the main facade. The gable and the frame portions are clad with aluminum siding. The two front windows on the first floor facade have been filled in with glass block.



Reynolds-Hunt House
237-239 East 11th Street
circa 1875 & circa 1895

Historic Description: This house was constructed sometime between 1866 and 1887, with only one story. It was substantially enlarged with a second story around 1895. David Reynolds had the cottage built. Gideon Hunt enlarged the cottage to a house.

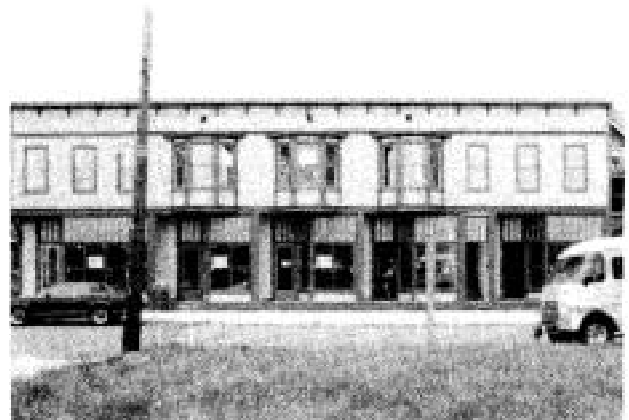
Architectural Description: This two-story frame house has a hip and gable roof and paired windows. Decorative shingles clad the front main roof and entry porch gables.



Otis Building
241-251 E. 11th Street
circa 1908

Historic Description: The Otis building was constructed in 1908. This Italianate frame building housed five apartments on the second floor and a variety of businesses on the first floor, including a bakery, a grocery and drug store in 1913. Christopher Rafert had this building constructed as he had other buildings in the district. It was extensively renovated in 1993, 1994.

Architectural Description: The two-story frame commercial building was built with five first-story storefronts. The storefronts have display windows, recessed entrances, and transom bands. A separate doorway serves as the entrance to the apartments on the second story. Three oriels are grouped in the center of the second floor facade. An entablature with a bracketed cornice crowns the main facade.

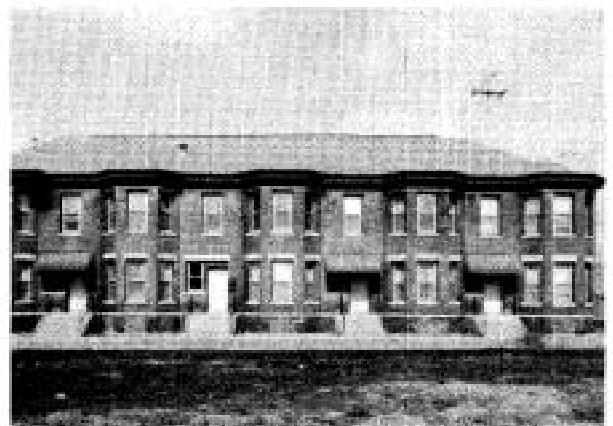
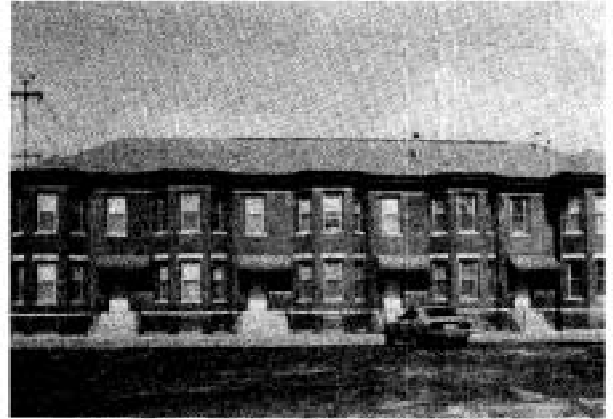


ELEVENTH STREET

Apollo/Aurora Apartments
302-310-312-320 East 11th Street
circa 1901

Historic Description: See 1101-1103 North Alabama Street
and 1102-1104 North New Jersey

Architectural Description: See 1101-1103 North Alabama Street
and 1102-1104 North New Jersey



III. ARCHITECTURAL & HISTORICAL SIGNIFICANCE



Tyndall Armory, 711 N. Pennsylvania Street. February 1, 1927. Photograph by Bass Photo Co. Collection, Indiana Historical Society Library. (Negative #200903).

III. ARCHITECTURAL AND HISTORICAL SIGNIFICANCE

The St. Joseph Area is a significant multi-use district whose architectural resources reflect the city's development during the late nineteenth century and early twentieth century. The district contains good examples of residential architecture from that time period and the most significant collection of rowhouse buildings in the city. Its composite of structures - residential, commercial, and industrial - constitute a significant and distinguishable entity that yields a clear impression of the city's development during a time of great change and substantial growth.

The historic area with its historical associations provides an unusual record of the patterns of the growth and development of Indianapolis for nearly seventy-five years. The area's historic structures document the Civil War era growth of the city's population and establishment of the first streetcar lines. The area's character is that of a transitional neighborhood between the commercial downtown and the residential northside. The historic structures also represent the expansion of middle-class apartment buildings, and increasing commercial expansion from downtown.

The St. Joseph Historic Area is not the typical urban district characterized by one type of land use, such as commercial (as in the Wholesale District) or residential (as in the Old Northside). Its mixed uses form a buffer or transition between the commercial downtown and the nearby residential areas. The St. Joseph area came into being when Indianapolis was a "walking city," in which most persons walked to their workplaces, groceries, churches and schools. Thus the St. Joseph neighborhood is a study area of particular interest, reflecting the impact of the broad social and technological developments of the early twentieth century on the patterns of change in the city and in the residents' way of life.

The St. Joseph area is roughly bounded on the west by Pennsylvania Street, and on the east by Fort Wayne Avenue, two facts important in its subsequent development. Pennsylvania Street and Delaware Street, one block east, have been major streets since the city's earliest history. Early on, they attracted elite residential development, in a league second only to Meridian Street. The influence of these streets helped to establish the predominantly middle-class character of the St. Joseph area. Because of the importance of Pennsylvania Street, a streetcar line was established by the late nineteenth century from Washington Street, the primary business street of Indianapolis, along Pennsylvania as far north as St. Joseph Street and later on to 22nd Street. High-rent residential development tends to grow in a linear fashion along established arterial transportation lines and toward the section of the city that has open countryside. Indeed, in the late nineteenth century, wealthier Indianapolis residents did tend to build to the north.

The creation of suburbs accelerated in the early twentieth century, aided by the streetcar and automobile. As major arterials, Pennsylvania and Delaware Streets in the St. Joseph neighborhood were then prime locations for apartment buildings. Indeed, an apartment corridor did emerge, one which encouraged further development throughout the St. Joseph neighborhood. Although not one of the original four diagonals of the Mile Square, Fort Wayne Avenue functioned as a corridor for commercial and manufacturing development, as did the original diagonals in the city. As such, it offered a clear edge to the St. Joseph

neighborhood and exhibited a character and function different from that of Pennsylvania and Delaware Streets.

The St. Joseph Historic Area is a neighborhood of complex dynamics and is unique in Indianapolis. Other urban Indianapolis neighborhoods have lost their commercial stock or lack the range of housing stock and apartment buildings which enriches the St. Joseph neighborhood. The resources of the St. Joseph neighborhood are significant in the areas of architecture, commerce and transportation. Its period of significance dates from the beginning of its development just prior to the Civil War, to the mid-1930s when construction slowed to a virtual stop.

CHRONOLOGICAL DEVELOPMENT

1821-1885

When Alexander Ralston and Elias Fordham laid out the plan for Indianapolis in 1821, North Street formed the city's northern boundary, and later became the southern edge of what is now known as the St. Joseph Historic Area. The area was not developed immediately and into the 1840s and early 1850s it remained farmland and woods, with a fine walnut grove.

The area was platted in the 1850s and 1860s as Indianapolis expanded northward. The names of the streets reflect the interests of the platters. Rev. Edward F. Sorin, founder of the University of Notre Dame, platted Sorin's Subdivision in 1850 and named St. Joseph Street and St. Mary Street (now Tenth Street). Other streets carried the names of large landowners such as Pratt Street (now 9th Street). The landscape of the area became settled during these two decades. An 1866 map shows the St. Joseph area to be nearly fully developed. The Friends built a church at the southeast corner of Delaware and St. Clair Streets in 1856. This building no longer exists, but at least three buildings survive to represent this period of initial settlement: 215-17 East 10th Street (c.1860) and 238 St. Joseph Street (c.1865), both frame houses, and a brick commercial structure 926 North Alabama Street (c.1866). Evidence is not conclusive, but certainly suggests that a fourth building, 918 North Alabama Street, was built in the late 1860s. One of the oldest buildings in the district reflecting that pre-Civil War period when the neighborhood was still only sparsely settled is the gable-front double house at 215-217 East 10th Street. The house's broad, temple-like facade suggests that the Greek Revival taste for classical proportions and appearance still was at work when this house was constructed. Such architectural features as the shouldered and eared door and window surrounds as well as the bracketed cornice shows the influence of the Italianate Style. While the city is filled with double residences, few illustrate this early form.

During the 1860s Indianapolis experienced a boom in prosperity and population. A number of small scale working-class cottages were constructed in the district. The house at 240 East 10th Street illustrates the narrow, deep wood frame house that workers typically lived in. Like many of its type, the house has little stylistic enrichment. While houses of this variety also appear in the Chatham-Arch, Lockerbie Square and Fletcher Place Historic Areas, few

remain in the St. Joseph Historic Area. This is due in part to the changes in land use patterns that have occurred in the district during the twentieth century.

The oldest commercial building in the district is the 1860s Israel Traub Store at 926 North Alabama Street. With its narrow gabled facade facing Alabama Street, the building has a typical storefront below and residence above. Despite its commercial function, the building is still very residential in scale. This suggests that during its earliest phase of development, the district maintained a reasonably uniform scale.

During the late 1860s and 1870s two developments occurred that enriched the architectural character of the district. Delaware Street saw the construction of grand residences of the scale and caliber of those that were lining Pennsylvania and Meridian Streets to the west. These houses provided the area with prestigious residential architecture now associated with the Old Northside Historic Area immediately to the north.

The Bals-Wocher House at 951 North Delaware Street was constructed in 1869-70 for Charles H.G. Bals, a German immigrant who made his fortune in the wholesale liquor business. This two-story, brick and limestone Italianate residence is one of the most sophisticated homes of that period in the city. The Delaware Street facade is distinguished by a one-story porch whose High Renaissance arcade is composed of both columns and pilastered piers.

Despite the fact that the Panic of 1873 and subsequent depression slowed the city's expansion, the Fishback-Vonnegut-New House, located at 1101 North Delaware was constructed in 1875 and is one of the district's more imposing residences. William Pinckney Fishback was a law partner of Benjamin Harrison. This Queen Anne brick structure has arched window openings set with contrasting stretchers. Decorative tile spandrel panels are located on the front projecting bay. The house has lost its front porch with gabled entrance, but otherwise the exterior of the house appears today as it did when Fishback lived there.

The other significant architectural development was the construction of the first rowhouse residences in the district. Numerous examples of this type of multi-family housing existed in Indianapolis in the mid-nineteenth century, however very few examples remain today. The St. Joseph area contains four rowhouse complexes. The earliest rowhouse in the district is thought to be the building at 902-914 North Alabama Street. Rowhouse construction in the neighborhood continued into the early twentieth century. The existence of this building type is one of the defining architectural characteristics of this district and an important aspect of the district's local architectural significance.

The late nineteenth century also saw larger scale commercial construction. The Buschmann Block at 968-972 Ft. Wayne Avenue departed from the residential scale seen in the Israel Traub store. It is more reflective of the large scale commercial construction in the city's wholesale district. This three-story block built in 1870-71 had a unified facade of eleven bays. Buschmann conducted his large dry goods business on the ground floor and rented space to other merchants while using the upper floor as residential space for his family. The building's size marked movement away from the small scale development

that characterized the district during the 1850s and 1860s particularly along the district's eastern edge. The Buschmann Block is also significant as one of few remaining large, Italianate commercial buildings in Indianapolis. While commercial construction occurred elsewhere, few examples remain and the Buschmann Block ranks as one of the outstanding examples of Italianate design. It is also significant for its trapezoidal shape created by Ft. Wayne Avenue's diagonal intersection of the grid plan at 10th Street.

1885-1900

By 1885 few vacant lots remained in the area. One and two-story houses dominated the streetscapes. For the most part they were relatively modest, middle-class, frame houses in vernacular Queen Anne and Italianate styles. There were some exceptions. The northern end of Delaware and Pennsylvania Streets were characterized by larger upper-class houses set in large yards as represented by 1101 and 951 Delaware Street. Pennsylvania Street, as were the other streets in the area, was unpaved and had limestone-curbed brick sidewalks. It was a pleasant residential street lined with shady maple trees. Delaware Street apparently shared Pennsylvania Street's reputation for status, but not for shade trees. Charlotte Cathcart in Indianapolis From Our Corner describes the comfortable gentility of Pennsylvania Street where families, if not wealthy, were socially well-placed and "many men wore silk hats and all carried gold-headed canes." This aspect of social history is architecturally represented by the large and elaborate Calvin I. Fletcher House built in 1895 at 1031 Pennsylvania Street.

The neighborhood in 1887 was roughly comprised of 88% single-family homes, 6% commercial buildings, 0.9% apartments or rooming houses, 2% institutional buildings such as churches or schools, and 3% manufacturing buildings. Alabama Street offered a few commercial and manufacturing concerns, but was primarily characterized by modest houses, as were the east-west streets. Much of this housing stock remains, especially on 10th Street.

The neighborhood was consistently residential with the exceptions on Alabama Street and Fort Wayne Avenue. Particularly north of St. Clair Street, Fort Wayne Avenue was increasingly commercial with small stores and manufacturing firms comprising about 35% of its building stock. During this period 942 Fort Wayne was constructed and the Buschmann Block acquired a new industrial function as the site of Lewis Meier's shirt factory.

1900-1941

The early twentieth century for the most part brought to Indianapolis continued prosperity and industrial growth. The auto industry grew wildly, with manufacturers emerging between 1899 and 1930. The banking and insurance industries continued to grow. Indianapolis' population grew phenomenally, mostly as a result of a rural migration to the city.

The increase of population and the improvements in transportation (interurban, rail, streetcar, and the automobile) had a great impact on the physical development of

Indianapolis. Economic growth in Indianapolis has always been accompanied by physical expansion because of the absence of topographical barriers. No longer a "walking city" because of streetcars and automobiles, Indianapolis quickly expanded with the development of new suburbs: Irvington (1902 annexation), 38th and Meridian Street, Golden Hill, Fall Creek, Brendonwood and others.

The changes had a great impact on the St. Joseph neighborhood. Established as a neighborhood tightly integrated with downtown, with characteristically urban density and mixed land use, the St. Joseph neighborhood responded to the decentralization brought by the new transportation modes. The greatest change in the landscape of the neighborhood was the swift establishment of apartment buildings. By 1905 apartment buildings were appearing in the St. Joseph area.

Between the years of 1890 and 1920 the population of the City of Indianapolis grew approximately 200%, climbing from 105,100 to 314,000. Much of the resulting need for housing was a need for apartments. This need created the largest boom in apartment and flat construction in the city's history. In 1908 Christopher Rafert decided to build an "Eastern" flat on the property he owned at 1014-1018 North Alabama Street. The "Eastern" flats is so named from a December 9, 1905 Indianapolis News article where it is described as "a form of apartment house...in favor in the east."

It is described as consisting of two flats per floor, each of five to seven rooms. Typically flats are two and three stories tall. It is assumed that he constructed the flats himself since no contractor is identified on the building permit of June 3, 1908. The only relief from the all brick construction is the limestone lintels and sills. Although the building is stylistically sparse, it is important as an example of a building type (the flat) heretofore not seen in the district.

The early apartment buildings were modestly scaled at two to three stories. Although clearly larger, they blended in with their surroundings and were not overwhelming. The apartment buildings further changed the look of the area in their use of materials. The apartments were uniformly brick, while the housing stock was predominantly frame. By 1930 larger apartment buildings were a prominent feature of the neighborhood and included the 1929, seven-story Wyndham at 1040 North Delaware Street and the 1922, six-story Spink (Renaissance Tower) at 230 East 9th Street. With many apartment buildings constructed during the 1920s, the St. Joseph area became a well-known apartment district served by three street car lines.

As noted above, the rowhouse type first appeared in the area in the 1870s. The first decade of the twentieth century saw the continued construction of that type. The circa 1903, wood-frame Christian Place rowhouse in the 200 block of East 9th Street was originally one of a pair facing the alley known as Christian Place. In contrast to the modest appearance of Christian Place are the brick rowhouses known as Pearson Terrace of 1901-02 and the Apollo-Aurora of 1902.

Other changes to the area were the result of the automobile and are seen in the Metzger Building automobile showroom at 926 Pennsylvania and the White Castle No. 3, a business directed toward commuters.

Fort Wayne Avenue, above St. Clair Street, was exclusively commercial by 1914. The overall character of the district was changing in 1914 with 71% single-family housing, a surprising 13% apartments, 8% commercial, and a small drop to 1% manufacturing.

The areas decline took place over a long period of time. The 1941 Baist's Real Estate Atlas documents the full development of the neighborhood being eroded by the clearing of lots for parking and for the growing commercial uses on Delaware Street.

AREAS OF SIGNIFICANCE

Architecture

The St. Joseph Historic Area is significant for its broad range of architectural types, styles from the mid-nineteenth century to the early twentieth century. Architecture in the St. Joseph Historic

Area displays a wide range of styles, dates, and investment. Some of the buildings are high-style structures skillfully designed and crafted. Most of the buildings are modest, but imaginative structures probably designed and built by carpenters, or are the product of speculative ventures.

St. Joseph residential architecture spans virtually the entire history of Indianapolis since the 1860s with good examples of Italianate, Queen Anne, Romanesque Revival, Tudor Revival, Nineteenth Century Commercial, Renaissance Revival, and Carpenter-builder. Of special note are two frame Civil War-era cottages, 215-217 Tenth Street and 238 St. Joseph Street. They are noteworthy for their early construction dates and for their contrasting styles, demonstrating the range of design available to middle-class residents in the antebellum and post-bellum periods. In addition, the neighborhood offers a commercial building of early 1860s construction. Also of particular interest are the four row houses, which are extremely rare in Indianapolis.

It is extraordinary in Indianapolis, established as "the city of homes," to have four sets of rowhouses clustered along the Alabama Street. One of the rows, Christian Place of circa 1903 at 233 East 9th Street, is unusual as well for its frame construction. Another of the rows, 902-914 North Alabama Street, is significant for its early construction date, circa 1876. This two-story, brick building presents a rhythm of bays to the street accentuated by the continuous, bracketed, deep entablature. Its historic significance as a relatively early example of rowhouse design is conveyed by the building's distinctive rhythmic massing. Pearson Terrace is a seven unit, two-story, brick rowhouse that was constructed in 1901-02 as a speculative real estate investment by George C. Pearson, owner of a successful music store in the city. It bears some resemblance in scale, massing and materials to the Apollo-Aurora of 1902 along the 300 block of East 11th Street.

At the turn of the century, apartment construction was more cost effective with a greater return for the investor due to the high density of an apartment or flat building. However not every investor was able to afford the large cash outlay required for construction of those multi-unit structures. It has been suggested that small investors were usually the builders of rowhouses.

In the early twentieth century, apartment buildings sprang up throughout downtown Indianapolis and followed the northward development of the established upscale residential neighborhoods. The high concentration of architecturally significant apartment buildings along Pennsylvania, clustered near the Public Library was part of an apartment corridor that extended northward into the Old Northside and beyond. These St. Joseph area apartment buildings exhibit a wide range of styles ranging from the Art Deco McKay (611 North Pennsylvania Street), to the Renaissance Revival Plaza (902 North Pennsylvania Street, to the Arts and Crafts Cathcart (103 East 9th Street), and to the Tudor Revival Wyndham (1040 North Delaware Street). All the above mentioned apartments are individually-listed in the National Register as part of the Apartments and Flats of Downtown Indianapolis Thematic Resources.

The St. Joseph Historic Area contains examples of the work of several local architectural firms. There are two buildings by Rubush and Hunter, one of the most famous Indianapolis architectural firms. The Alex Metzger building at 926 Pennsylvania Street has a terra cotta facade, one of many designed by the firm. Originally constructed as an auto showroom in 1916, the Metzger Building was adapted in 1941 to use as a roller skating rink. The area also contains the YWCA Blue Triangle Building, one of a handful of apartment buildings designed by the firm, of which still fewer survive. The "Y" is individually listed in the National Register of Historic Places.

The area also contains the work of Harry Fitton (Sheffield Inn, 952 Pennsylvania Street), president of Builder's Realty Company and partner in the architectural firm of Mothershead & Fitton. Fitton was the architect responsible for several houses in the Meridian Park area and for the Balmoral Court Apartments at 3055 North Meridian Street.

The Tyndall Armory is a response to the 1920s World War Memorial Plaza and American Legion Headquarters across the street. It is significant for its historical association with General Robert H. Tyndall, a founder of the American Legion and eight-year National Treasurer, and Indianapolis mayor and businessman. The Tyndall Armory, cited in Indianapolis Architecture for its "fine Florentine facade with rusticated base" is faced with limestone on the front facade and features elaborate polychromatic terra cotta detailing in friezes, cornice, and most notably in the edges and shields that crest the flat roofline. The terra cotta details are the work of the talented Estonian-born architectural sculptor Alexander Sangernebo depicting the insignia of the different branches of the armed forces.

The St. Joseph Historic Area is significant for containing an architecturally significant church with one of the oldest congregations in Indianapolis. First Lutheran Church is architecturally one of the most impressive buildings in the St. Joseph Historic Area. The 1875 chapel is designed in the Gothic Revival Style and the 1887 main structure exhibits the Romanesque Revival Style. The First Lutheran Church, organized in 1837 as the Mt. Pisgah Lutheran Church, is the oldest Lutheran Church in the Indianapolis area and has been influential in shaping the development of Lutheranism in Indiana. The church is individually listed in the National Register.

Transportation

The St. Joseph Historic Area is significant for the way it illustrates how modes of transportation have historically affected community development. The establishment of street car lines that ran as far north as St. Joseph Street encouraged the middle and upper-class trend of development in the neighborhood. However, extension of the lines north to 22nd and 34th Streets encouraged the commercial and apartment house ventures as the St. Joseph neighborhood became more associated with "downtown". The coming of the automobile further decentralized residential development and encouraged conversion of Pennsylvania and Delaware Streets to commercial uses.

Commerce

The St. Joseph Historic Area is significant in commerce for several reasons: it contains an excellent group of commercial structures that demonstrates the overall commercial development of the neighborhood and the city; it contains buildings associated with the local insurance industries historically associated with Indianapolis; and it contains other buildings associated with industries or entrepreneurs of local commercial importance.

Like the residential structures, the commercial and industrial buildings span a wide range in date, style, and investment. They represent, as a group, a high standard of design. Several deserve special mention. The structures at 604 North Pennsylvania Street and 942 Fort Wayne Avenue are finely designed commercial buildings of similar date and size, and invite study of two architect's solutions to the problems and opportunities of a "flat-iron" lot. The plain-style brick building at 926 North Alabama Street dates from the Civil War era and offers an excellent example of early Indianapolis commercial architecture. Finally, the Buschmann Block at 970 Fort Wayne Avenue is one of few commercial/wholesale structures remaining in Indianapolis from the 1870s and is all the more exceptional for its survival in a neighborhood context. The Buschmann Block was listed in the National Register in 1988. Other commercial/wholesale structures of comparable age are located in the Wholesale District and on Massachusetts Avenue.

The commercial structures of the St. Joseph Historic Area display a remarkable diversity in use and range of construction dates. In Indianapolis, the St. Joseph neighborhood is highly unusual. Comparable historic districts that were urban neighborhoods do not retain a similar degree of integrity. They do not retain the characteristic mixed land use pattern and representative commercial buildings to the degree seen in the St. Joseph Historic Area. The neighborhood that developed along the opposite side of the War Memorial Plaza, and which might have been expected to display a development dynamic similar to that of the St. Joseph neighborhood, has not survived the transportation development and demolition. The St. Joseph neighborhood is therefore unusual and valuable for its collection of commercial structures developed as an integral part of a residential neighborhood.

The earliest commercial structures are 926 North Alabama Street, built circa 1865, and the Buschmann Block of 1870-71. Both were dry goods stores, although the Buschmann Block was much larger. The Henry Hilker House sheltered a floral business beginning in 1870. Following the Civil War era, development there was a spate of construction in the 1890s.

and early 1900's. Like the first businesses, several of these were geared to neighborhood services like the cleaners at 604 Fort Wayne Avenue that opened in 1894, the tavern at 941 Fort Wayne Avenue that also opened in 1894, and the commercial row at 11th and North Alabama Streets that housed a restaurant and a variety of small stores. The structure at 10th and North Alabama Streets is a very typical commercial block of the early 20th century. It housed a cleaners and offices, reflecting the neighborhood evolution to a higher percentage of business use. The Tudor Revival Style Sheffield Inn in the 900 block of North Pennsylvania Street, is in a scale typical of shopping centers of the 1920s.

Indianapolis has long been known as an insurance center. The St. Joseph Historic Area contains a group of houses associated with men prominent in this historically important industry: the Bals-Wocher house, associated with John Wocher, president of Franklin Insurance Co.; the Lorenzo and Mary Moody House at 219 East Tenth Street associated with Lorenzo Moody, charter member of the Indiana Association of Underwriters; and the Irving Williams house, 226 East 11th Street associated with Irving Williams, vice president of "Rough Notes," the weekly trade journal of the local insurance industry since 1877.

The St. Joseph Historic Area contains two other commercial buildings associated with merchants and manufacturing of significant local economic importance. William Buschmann operated a grocery and dry goods wholesale and retail business in this building and also lived above his store until his death in 1893. The Lewis Meier Dry Goods company operated here and evolved into a clothing manufacturing business. The Buschmann block earlier discussed under "Architecture" is associated with the Buschmann family and Buschmann's contemporary and fellow German-American, Lewis Meier. Meier was a pioneer garment manufacturer in Indianapolis in 1883. By 1920, under the leadership of William Buschmann's son, Charles, the Lewis Meier Co. was one of the largest manufacturing concerns in the city and one of the largest clothing manufacturers in the Midwest. Charles V. Buschmann, a founding of Union Manufactures of America and a founding member of the Indianapolis Athletic Club, was quite well known in both business and social circles. He is featured in local histories and in the "booster" compilations of biographical sketches of prominent citizens from the turn of the century to the 1920s.

CONCLUSION

Several factors contributed to the area's decline after World War Two. It suffered from disinvestment and disinterest as did the rest of the downtown. The need for expanded surface parking lots to serve existing businesses and the encroaching commercial usage especially along Delaware Street resulted in continued demolition. The construction of Interstate 65 resulted in clearance for right-of-way and widening of streets.

The interstate cut off through-streets, introduced a visible barrier and a source of constant noise. Despite the accelerated decline of the building stock during the 1960s and 1970s, interest in the area emerged with the general growing interest in the downtown as a residential area and in historic preservation. Historic Landmarks Foundation of Indiana took possession of the Pierson-Griffiths House, commonly referred to as the Kemper House.

Restored by Eli Lilly in the early 1960s, the landmark 1873 house became the regional city office of the Foundation. The founding of the St. Joseph Historic Neighborhood Association in 1981 helped to define neighborhood identity and neighborhood issues.

The National Register listing of numerous apartment buildings, individual houses, institutional and commercial building defined the area as one of historic value. The claim as a historic neighborhood district was validated by the listing of the St. Joseph Neighborhood Historic Area in the National Register in 1991.

Beginning in the 1850s the area now known as the St. Joseph Historic Area started to be developed. From that time on, the area has experienced a wide diversity of uses and building types. This area, though compromised by fire, demolition, abandonment and intrusive structures, represents the change and diversity of an urban neighborhood over time as expressed in the surviving structures and is of historic and architectural significance to Indianapolis.

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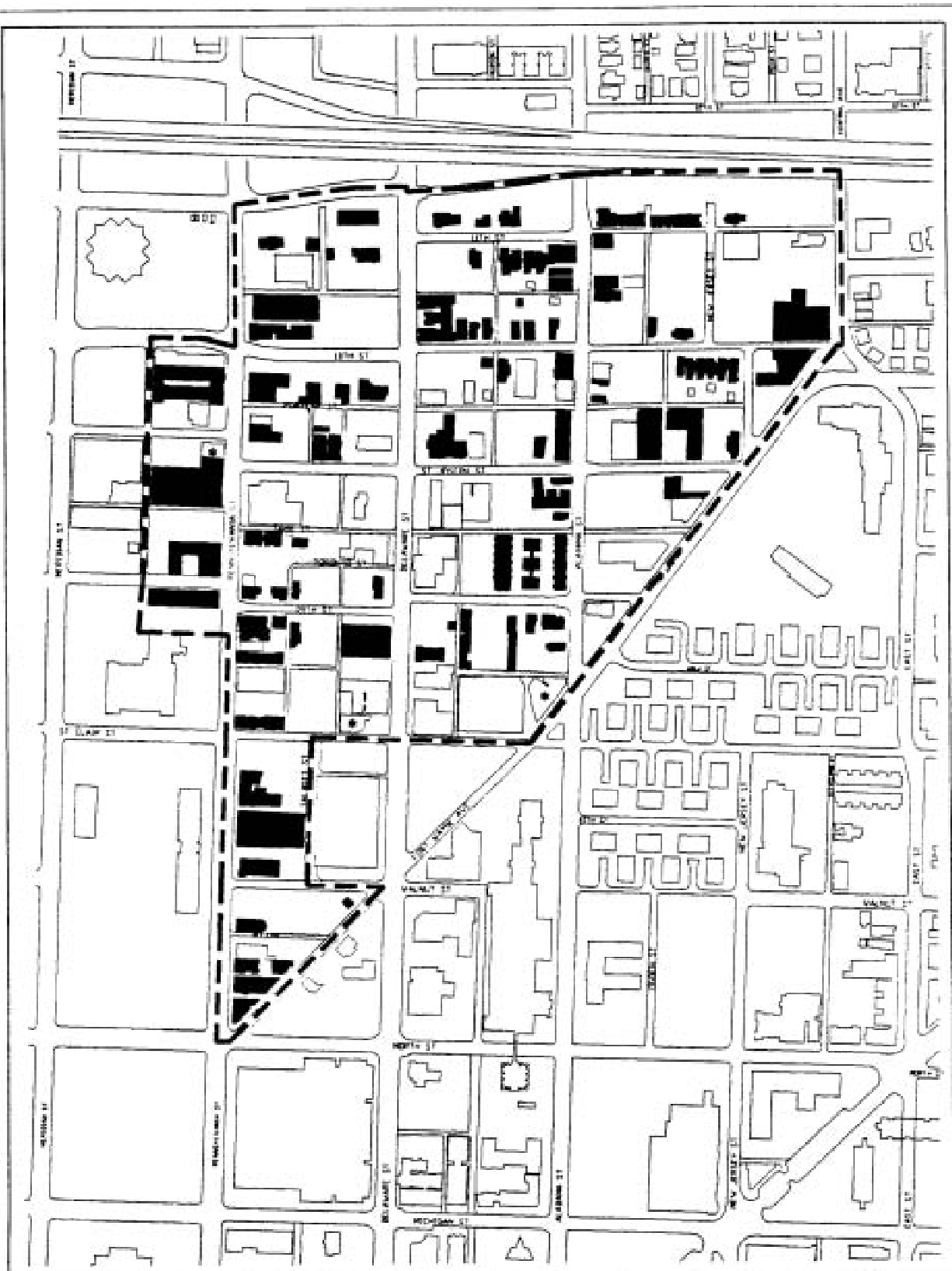
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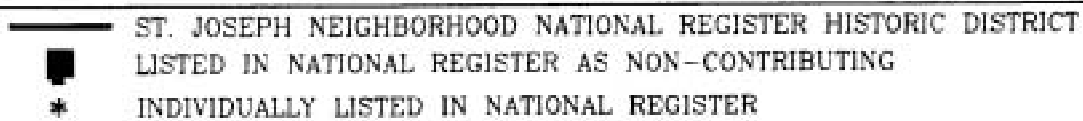
- CONTRIBUTING
- NON-CONTRIBUTING
- POTENTIALLY CONTRIBUTING (BUILT BEFORE 1941, BUT HAS LOST INTEGRITY THROUGH REMODELING)

ST. JOSEPH
HISTORIC AREA

BUILDING SIGNIFICANCE

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

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IV. EXISTING CONDITIONS



Mount Pisgah (First Lutheran) Church, 701 North Pennsylvania Street, August, 1938. Photograph by Bass Photo Co. Collection, Indiana Historical Society Library. (Negative #19142).

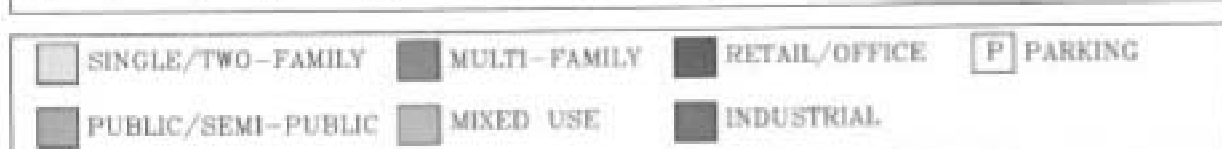
IV. EXISTING LAND USE

The St. Joseph Historic Area is a 14-1/2 square block area that is situated on the northern border of the Regional Center. The overall form and arrangement of the historic area has been determined by a mixture of residential, office, commercial, industrial and public land uses. Historically, the location of the St. Joseph area, at the northern edge of the downtown, has played a major role in determining the use of land in the area.

Today, the historic area continues to be a diverse collection of land uses and serves as a transition between the commercial downtown and the predominately residential area to the north. If you divide the historic area into east and west halves, using Hudson Street (the alley between Delaware and Alabama Streets) as the dividing line, you can see a different mix of land use characteristics existing on each side of the line.

The west side of the historic area contains most of the commercial, office, public and large apartment land uses. Commercial activities consist primarily of restaurants, taverns and retail businesses. The restaurants and taverns are situated mainly along Pennsylvania Street. Most of the retail activities are found on Delaware Street. Examples include a paint store, a formal wear store and a tailor shop. Residences on the western side are mostly apartment buildings with a concentration along Pennsylvania Street. Public land uses on the western side include the Salvation Army Detoxification Center at the corner of St. Joseph and Pennsylvania Streets, and the National Guard Armory at 711 North Pennsylvania Street.

Looking at the land use characteristics of the east side of the historic area shows that most of the vacant land, single and two-family dwellings, rowhouses, and warehouses are situated there. The largest parcel of vacant land is generally bounded by Alabama Street, Central Avenue, and 10th and 11th Street. Another sizeable vacant parcel sits on the east side of Alabama Street between St. Joseph and Sahm Streets. The most dense concentration of single-family housing in the historic area is in the vicinity of 10th Street and New Jersey Street. The rowhouses for which the area is known, are located in the 900 and 1110 blocks of Alabama Street. Warehouses are located along the Fort Wayne corridor. Some warehouses combine retail sales such as the office furniture operation at 230 East St. Clair.



EXISTING ZONING

The St. Joseph historic area contains five different primary zoning districts:

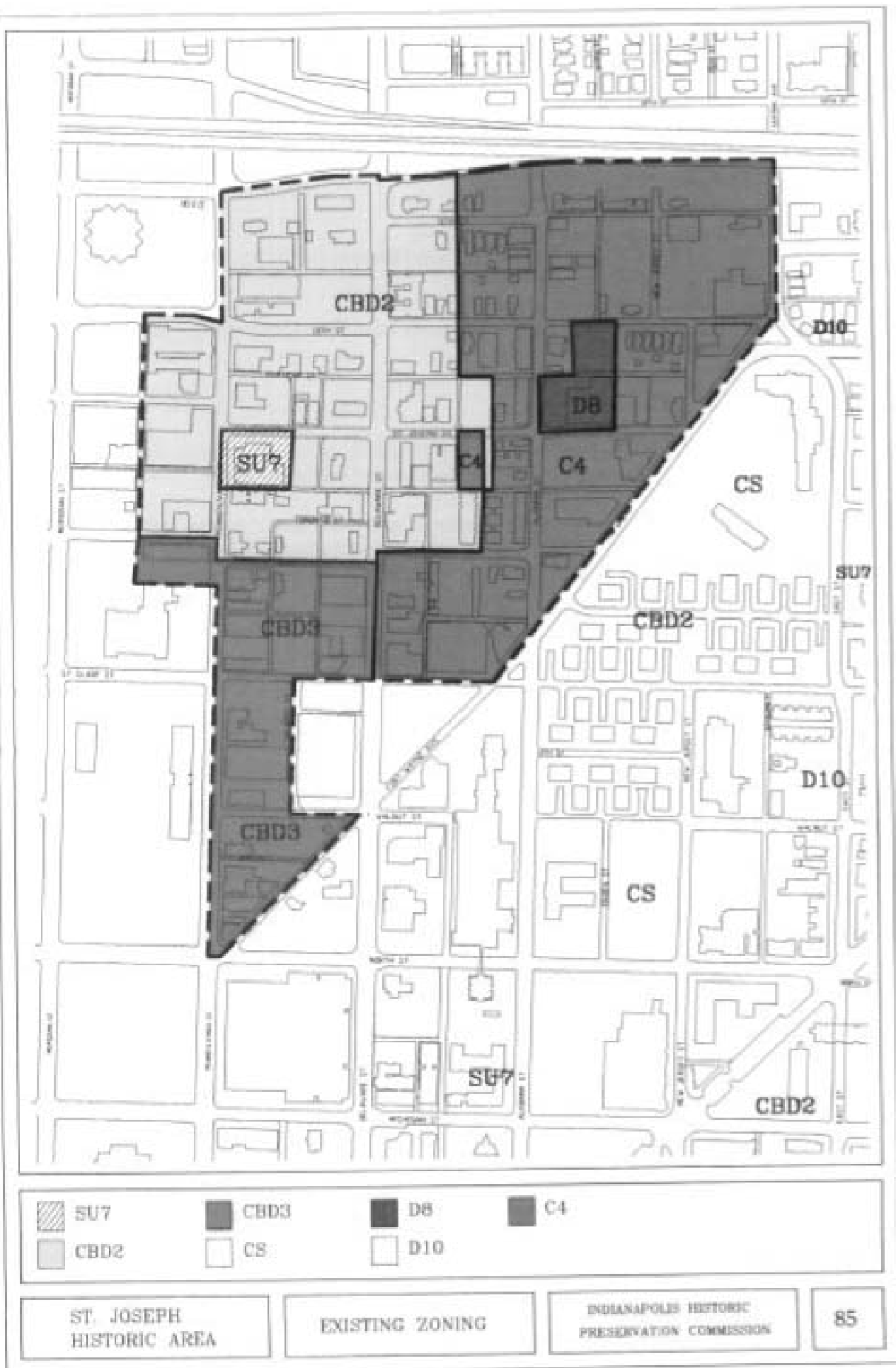
- 1) Central Business District - 2 (CBD-2)
- 2) Central Business District - 3 (CBD-3)
- 3) Community Regional Commercial - 4 (C-4)
- 4) Special Use - 7 (SU-7) Charitable and Philanthropic Institutions
- 5) Dwelling District - 8 (D-8)

For complete information about permitted uses and development standards, consult the applicable zoning ordinance.

REGIONAL CENTER - RC

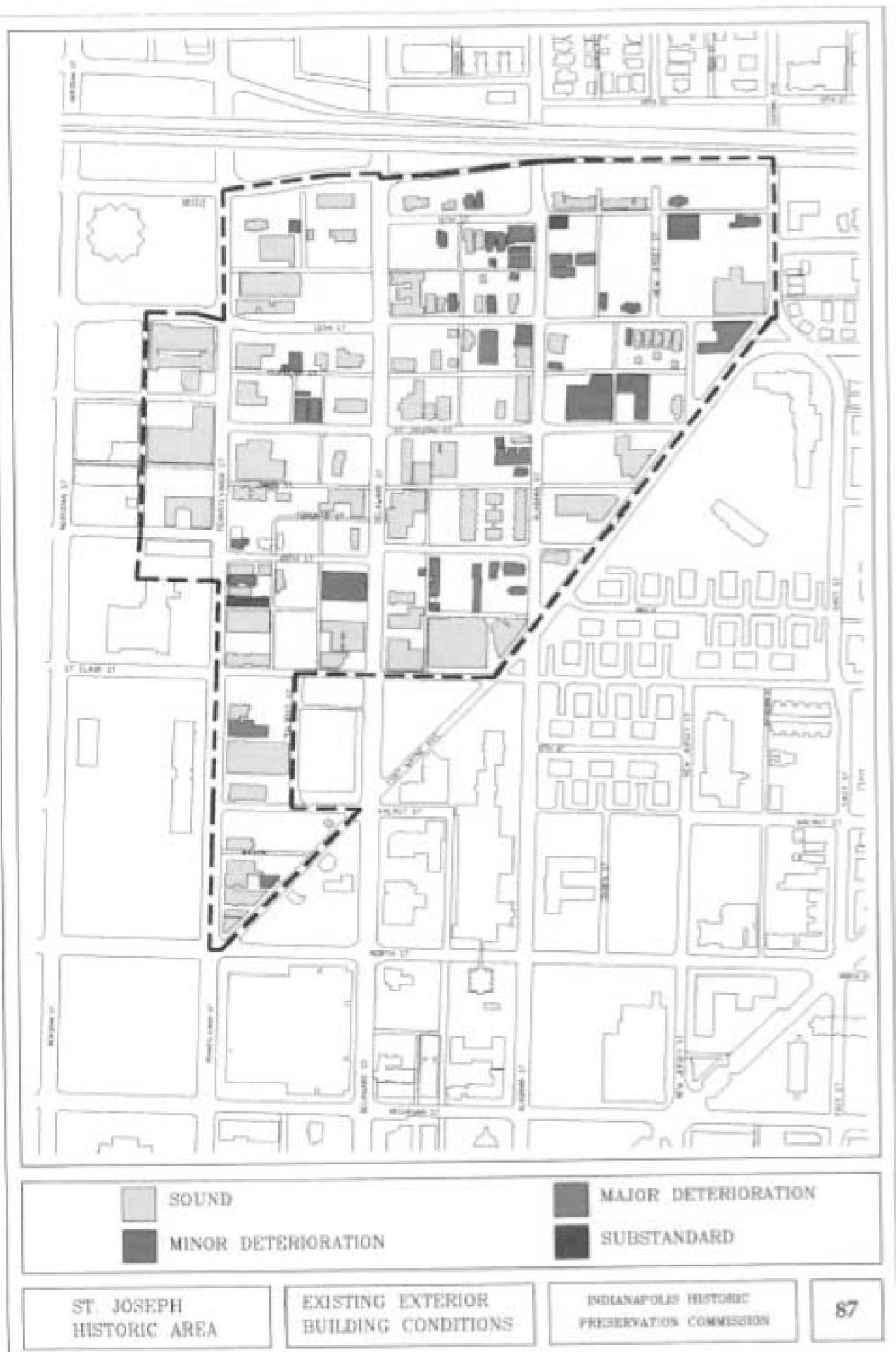
A secondary zoning district that covers the area bounded on the north, east, and south by the I-65/I-70 innerloop and on the west by the Illinois Central Railroad tracks.

At the time this Plan was developed all exterior alterations, modification, new construction or use of land located within the Regional Center is subject to the approval of the Administrator of the Division of Development Services on behalf of the Metropolitan Development Commission.



EXISTING EXTERIOR BUILDING CONDITIONS

In October of 1990, a walking survey of exterior building conditions, as seen from the street or sidewalk, was performed by IHPC staff (updated in October 1991). The results show a large majority of the structures in sound condition. Specifically, of the 137 primary structures (excluding garages, carriage houses and storage sheds); 91 (66%) are in sound condition, 22 (16%) have minor deficiencies and 23 (17%) possess major deficiencies and one (1%) is substandard (see appendix for detailed descriptions of ratings).

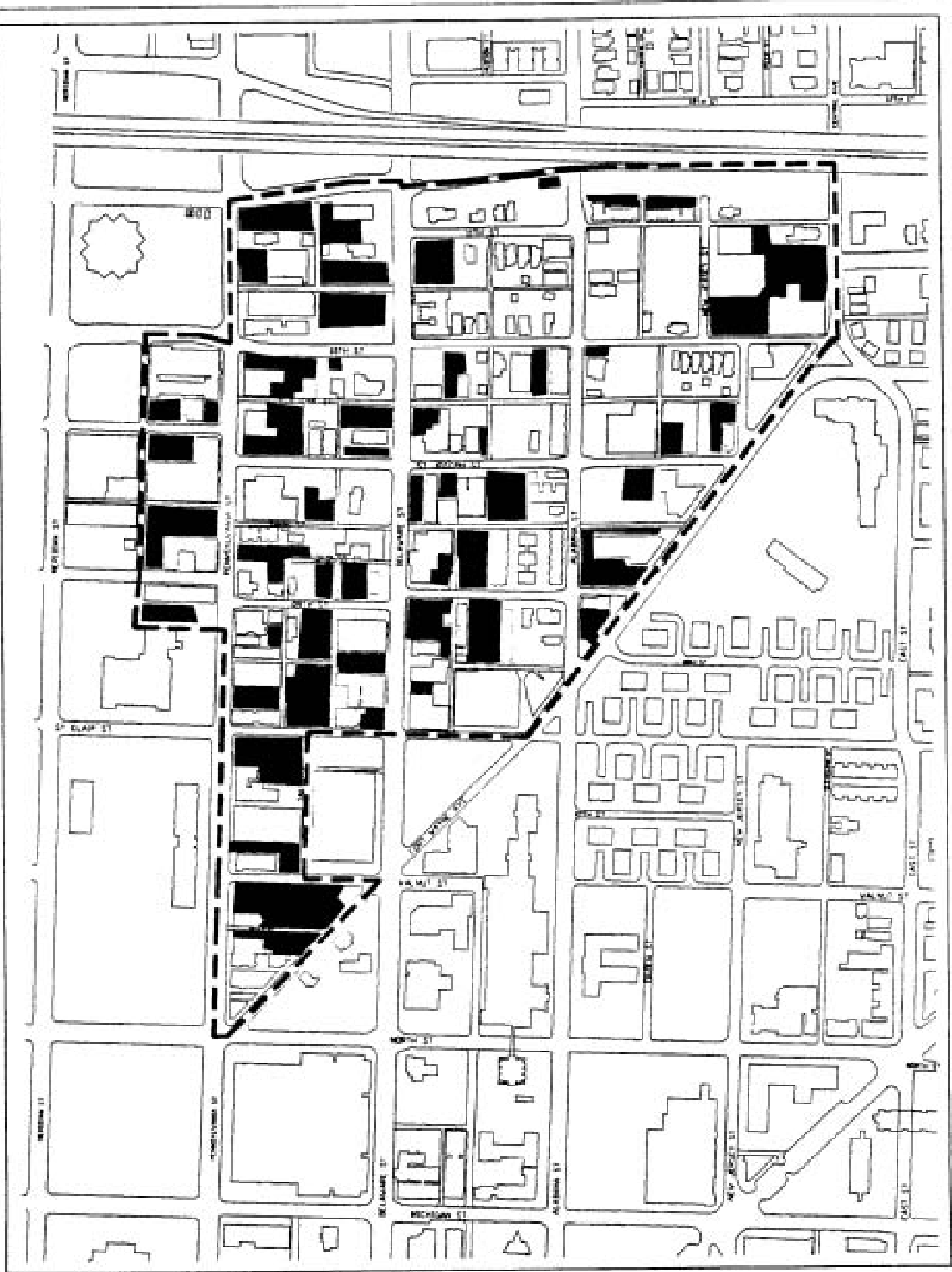


EXISTING PARKING

Map research of the historic area shows a steady increase in off-street parking since the middle 1950's. For instance, the 1954 edition of the Sanborn Insurance maps shows approximately 16 parking lots within the boundaries of the historic area. An examination of the 1969 edition of the Sanborn maps demonstrates a 33% increase to 24 parking lots.

The results of an October 1990 field survey by IHPC staff points to a doubling of the number to approximately 49 parking lots within the 14-1/2 square blocks of the historic area. With this apparent abundance of parking, the need for more off-street parking is low. Most of the parking lots serve either apartment houses or public institutions. The Indianapolis-Marion County Central Library possesses one of the largest parking lots in the historic area. It takes up almost the entire mid-block area between Pennsylvania and Delaware Streets. This parking lot replaced the eight single or double-family dwellings that once stood there.

The historic area is a popular place for downtown workers to park. On-street parking is easily available and free.



HISTORIC INFRASTRUCTURE

Part of the historic character of the St. Joseph historic area is contained in its visible historic infrastructure, which consists mainly of streets, alleys, and curbs. Only one significant section of brick street remains, 10th Street between Delaware Street and Central Avenue. The only remaining brick sidewalk is located in a stretch of 10th Street between Central Avenue and New Jersey Street. Many brick alleys can be found throughout the district with the longest and most intact being Ogden Street (an alley with a street name).



BRICK STREET OR ALLEY



STONE CURBS



BRICK SIDEWALK



WOOD BLOCK PAVING

ST. JOSEPH
HISTORIC AREA

HISTORIC
INFRASTRUCTURE

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

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MAJOR RENOVATION ACTIVITIES

In addition to protecting historic structures, this plan also serves to promote and encourage appropriate new development and redevelopment in the historic area. In the 1960s and 1970s the St. Joseph area lost population and experienced deterioration. A look at Census data shows the following:

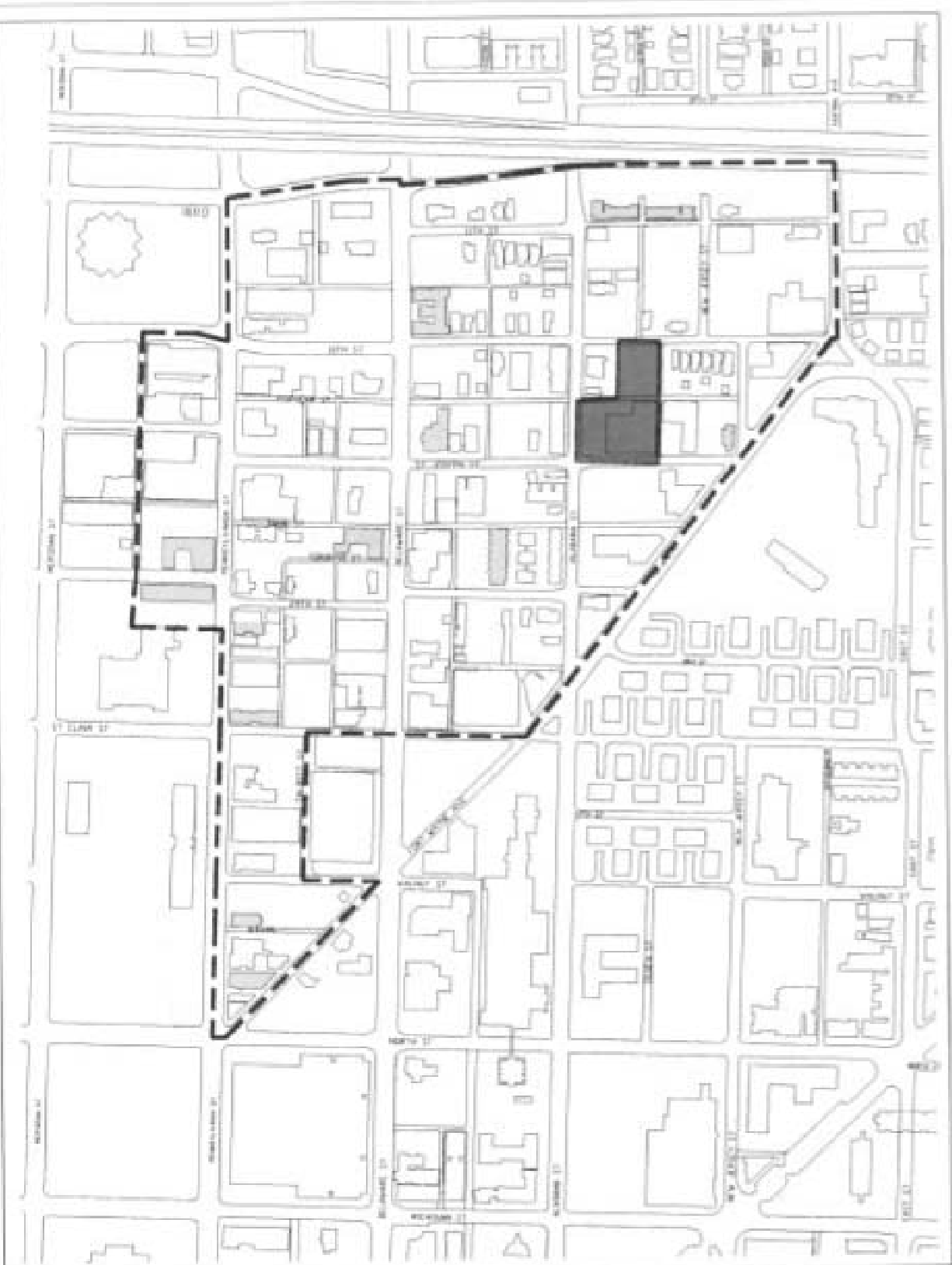
	<u>Population</u>	<u>Number of Units</u>
1970	1,676	1,296
1980	1,018	942
1990	912 (approx.)	649

The map shows the changes in unit counts for the blocks in the St. Joseph Historic Area.

Although the area is characterized by significant deterioration, there has actually been a great deal of investment and rehabilitation. The 1981 revisions of the federal investment tax credits for rehabilitating historic structures resulted in a great deal of rehabilitation in the 1980s. Eleven tax credit rehabilitations have been completed in the St. Joseph area. According to the Indiana State Historic Preservation Office, this represents \$11,305,503 in investment. Most of the tax credit projects have been historic buildings.

In recent years, historic buildings have also been rehabilitated without use of the federal tax credits. These include the Apollo and Aurora Apartments on 11th Street, a one-story commercial building at 912 North Delaware, and several private houses.

Further major renovation activity is scheduled for the St. Joseph Street Project, Urban Reuse Area, located on St. Joseph Street. The reuse area was established to restore the area to a residential neighborhood, enhance the value of the surrounding historic buildings and so forth. The first phase of the reuse area plan calls for the rehabilitation of the Stewart Manufacturing property at 312-320 St. Joseph Street. Seven condominiums are planned for the space with indoor parking provided; construction is stated to start early in 1992.



MAJOR RENOVATION (TAX CREDIT AND REGIONAL CENTER PROJECTS)



URBAN REUSE AREA

ST. JOSEPH
HISTORIC AREA

MAJOR RENOVATIONS
1980-1991

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

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HISTORIC SIGNS

Due to the fact that the St. Joseph area contains a wide variety of mixed uses, it follows that the area also contains a wide variety of sign types including wall signs, projecting signs, pole mounted signs, signs integrated into the architecture and even remnants of historic signs. A sign is considered historically significant by this Plan if it is at least fifty years old and retains significant original integrity and provides an important record of the area's history.

Several of the historic signs are painted on the exterior sidewalls of a building. Because they have faded or partially worn away they are known as "ghost signs." Another historic sign found often in the area is the type that is inscribed or architecturally integrated into the facade of a building.

A survey of historic signs in the St. Joseph area was completed by the IHPC staff. Following is a list of the remaining historic signs;

HISTORIC SIGN INVENTORY

<u>ADDRESS</u>	<u>WALL LOCATION</u>	<u>CONTENT</u>
<u>GHOST SIGNS</u>		
926 N. Alabama St.	South	"CIGAR" with a picture of an owl
	North	"General Outdoor Adv. Co."
968-972 Ft. Wayne Ave.	South	"DRUGGIST" "(D)RUGGIST" "(CA)ROLINA (C)IGAR"
926 N. Pennsylvania	East	"Roller" (on projecting sign)
947 N. Pennsylvania	East	"HOTEL"

PAINT-ON-BRICK SIGNS

108 East 9th St.	West	"KREBAY CONST. CO."
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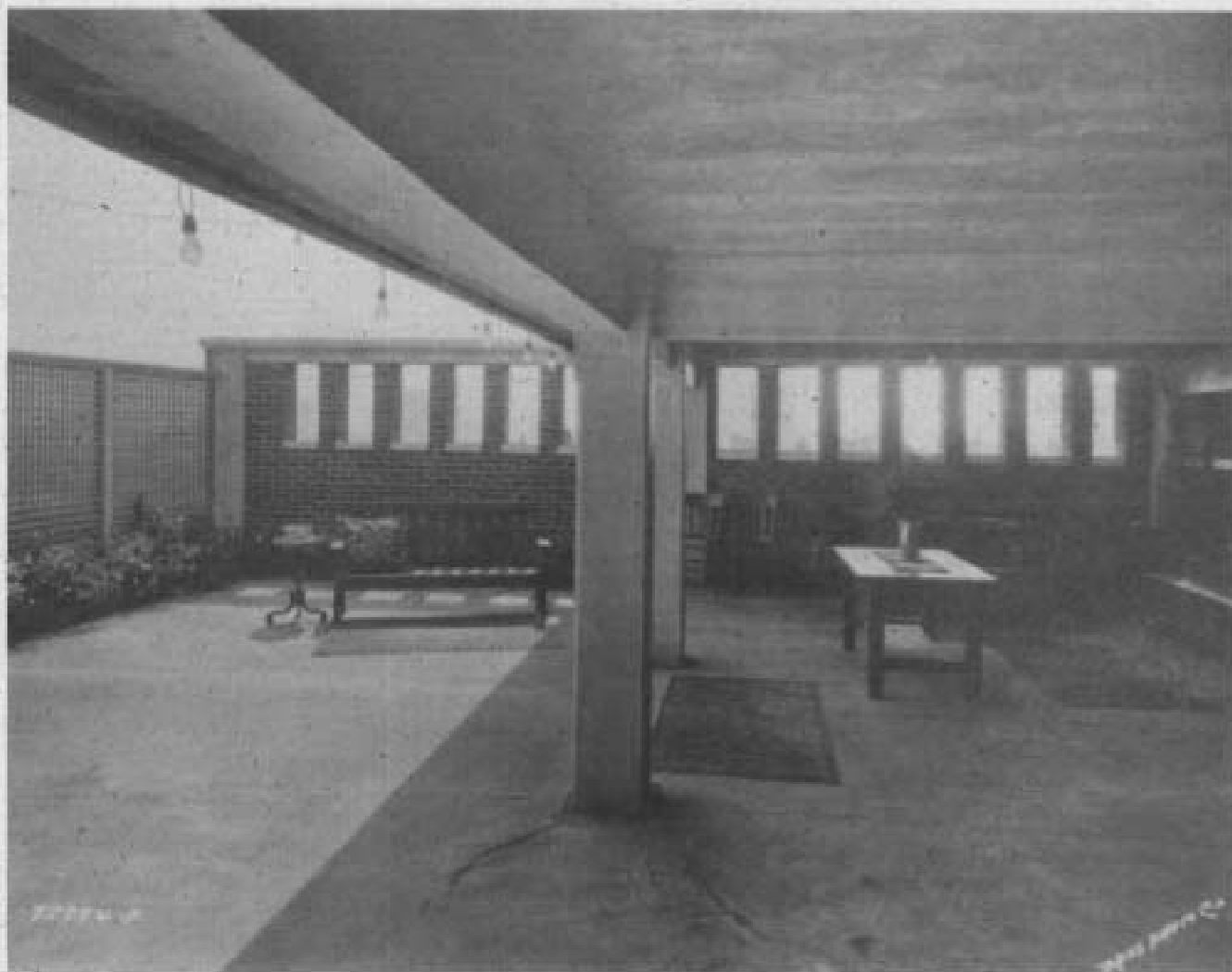
SIGNS INTEGRATED INTO THE FACADE

1101 N. Alabama St.	West	"APOLLO"
825 N. Delaware St.	West	"825"
1040 N. Delaware St.	East	"1040"
1102 N. New Jersey St.	East	"AURORA"
611 N. Pennsylvania St.	West	"611 THE MCKAY 611"
725 N. Pennsylvania St.	West	"BLUE TRIANGLE HALL YWCA"
801 N. Pennsylvania St.	West & South	"801" in glass transom "PENNSYLVANIA ST." "ST. CLAIR ST."
829 N. Pennsylvania St.	West	"LODGE"
902 N. Pennsylvania St./36 E. 9th St.	East & South	"PLAZA" in transom glass
915-919 N. Pennsylvania St.	West	"PENNSYLVANIA"

PROJECTING SIGNS

725 N. Pennsylvania St.	West	"RESIDENCE HALL FEDERAL"
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V. PRESERVATION OBJECTIVES



"Kimono Parlor" terrace of the YWCA Blue Triangle Residence Hall, 725 North Pennsylvania Street, August 30, 1926. Photograph by Bass Photo Co. Collection, Indiana Historical Society Library. (Negative #97794F).

V. ST. JOSEPH PRESERVATION OBJECTIVES

BUILDING OBJECTIVES

1. To protect and retain the historic character, buildings, and features which define the area as unique and significant.
2. To encourage the retention of historically and architecturally significant buildings for reuse.

LAND USE OBJECTIVES

1. Encourage a variety of land uses that are compatible with the existing buildings and complimentary to the unique architectural and historical characteristics of the St. Joseph Historic Area.
2. Support and encourage the construction of compatible infill housing and thus strengthen the existing residential core.
3. Coordinate the land use/zoning objectives with those in the soon to be revised Regional Center Plan, Future Space 2010.

VI. RECOMMENDATIONS



Seminole Hotel, 920 North Alabama Street, March 24, 1932. Photograph by Bass Photo Co. Collection, Indiana Historical Society Library. (Negative #223099F).

VI RECOMMENDATIONS

GENERAL LAND USE RECOMMENDATIONS

The general recommendations are divided into two sections. Mixed-Use Area and Residential Core (see Land Use Recommendations Map). This reflects the desire to maintain the mixed-use characteristics of the area's present land use pattern while also reinforcing the residential land uses of a core sub-area identified as more residential in character than the rest of the area.

The designation of a specific site, area or subdistrict on the Land Use Recommendation Map does not necessarily mean the land is zoned for that activity or function. These land use recommendations serve only as a guide for the directions that new development and redevelopment should take. When variance and rezoning cases are considered, the recommendations from this plan can be used to substantiate the desirability and appropriateness of a business or residence for a particular site.

Mixed-Use Area

- Encourage a variety of land uses such as multi-family housing, office, retail, service and commercial establishments.
- Promote multi-family housing that fits into its surroundings, considering such factors as density, height and scale.
- Strongly discourage heavy industrial operations.
- Strongly discourage the location of automotive related operations such as used car lots, auto repair and vehicle storage.
- Strongly discourage the location of new facilities for processing, repairing, or manufacturing by retailers and wholesalers.
- Allow the location of new wholesaling and warehousing firms on Fort Wayne Avenue.
- Encourage new construction that reestablishes the building line at the street.
- Encourage new businesses, public services and housing to explore the possibility of using shared parking rather than dedicating any more neighborhood land to surface parking.
- Allow parking lots only as an accessory to new development.

Residential Core

- Regulate development in order to:
 - a. Preserve and retain historic buildings.
 - b. Fit housing development into the overall picture of the Regional Center area.
 - c. Encourage an appropriate mix of single, two-family and multi-family housing at the density and height suggested in the applicable subdistrict recommendation.
- Allow existing business to continue operations, but discourage expansion.
- Discourage commercial development, unless it is within an historic commercial building.
- Encourage reasonable variances of parking requirements in the zoning ordinance when needed to encourage the reuse of vacant or under utilized historic buildings and so as not to inadvertently encourage the excessive development of surface parking lots.

SUBDISTRICT LAND USE RECOMMENDATIONS

In the previous section, the entire historic area was divided between a mixed use area and a residential core. General recommendations were made for both.

In this section the property within the mixed use area and the residential core are further divided into subdistricts. The mixed use area is divided into five subdistricts and the residential core into two subdistricts. The boundaries are the result of a Lynchian Analysis completed by the St. Joseph Historic Area Planning Committee and city staff during the process of developing this plan. A Lynchian Analysis examines an area from a perceptual viewpoint with special attention paid to:

- 1) Building style,
- 2) Density of buildings,
- 3) The area's character or "feel",
- 4) Perceived land use and
- 5) Level of activity.

Using those elements as a guide, the historic area was divided into seven subdistricts, each possessing a special character or similarity within its built environment. Below is a description of each subdistrict and recommendations which focus on the density of buildings, types of permitted land uses and so forth. All these elements relate to the special character of a subdistrict.

RESIDENTIAL CORE

Subdistrict A

Description:

There is a strong feeling in the neighborhood that this area needs protection from the incursion of appropriate commercial development. This section of the neighborhood has lost approximately 62 units of housing since 1970. However, a real residential character exists, especially along 10th and 11th Streets where the streets are narrow and there are small single-family dwellings and rowhouses. Rowhouses are found along Alabama Street and establishes an historic precedent that could be used in developing new housing in the area. Most of this subdistrict possesses C-4 Commercial zoning which is inappropriate for housing development.

Recommendations:

- Encourage the construction of single-family, two-family and rowhouse dwellings.
- Encourage the construction of dwellings similar in height and scale to the existing dwellings.

- Support the reuse of historic commercial buildings with commercial operations that will serve the neighborhood.
- Promote the reuse of the Stewart Manufacturing property at 312-320 St. Joseph Street as residential.
- Housing should be low-density at 6-16 dwelling units per acre.

Subdistrict B

Description:

Approximately 85 units have been demolished in this subdistrict in the last decade. This has resulted in a large amount of vacant land which produces an empty and bleak environment. A major portion of the land in this part of the residential core is held by one owner. Despite all the past demolition, there are several historic structures still standing in this subdistrict which must be integrated into any redevelopment scheme. This area possesses commercial zoning, which is inappropriate for residential redevelopment.

Recommendations:

- A flexible approach should be taken when reviewing development proposals for this area due to the large amount of vacant land.
- The height and scale of new housing should be compatible with that of the existing.
- Townhouses are encouraged as a way to reinforce the historic character of the area and also achieve a somewhat higher density than subdistrict A.
- The density of housing should be no more than 26 dwelling units per acre. This would result in buildings from 1 to 3 stories height.

MIXED USE AREA

Subdistrict C

Description:

This area truly possesses a "big-city" feel because of the presence of many historic apartment buildings (some as high as seven stories); a mixture of businesses, public services and offices; and a high amount of pedestrian and automobile traffic. The present Central Business District CBD-2 and CBD-3 zoning in this area is appropriate for encouraging the type of development that will enhance its character.

Recommendations:

- Maintain the "big-city" feel by promoting the location of businesses with a high level of activity.

- Encourage multi-family housing with height and density similar to that of the Ambassador and Plaza Apartments. Such buildings should have a density of at least 50 dwelling units per acre and be no more than seven stories high.

Subdistrict D

Description:

Like subdistrict C, this subdistrict also has an urban streetscape with a "big-city" feel because it possesses some of the same characteristics. The presence of the Indiana World War Memorial Plaza along Pennsylvania Street enhances the "big-city" feel with its monumental scale and form. The buildings along Pennsylvania Street form an "urban wall" for the Indiana World War Memorial Plaza. Unfortunately, that wall effect has been compromised by past loss of some buildings and their replacement by parking lots. The zoning for this area, Central Business District-3, is tailored especially for land bordering the Memorial Plaza. Its goal is to reinforce the solid wall of buildings that creates an edge to the Memorial Plaza. There are a considerable number of historic properties in this subdistrict.

Recommendations:

- Encourage the development of buildings that will reinforce a solid wall of buildings fronting the Memorial Plaza.
- Encourage multi-family housing similar in height and density to that of the Ambassador and Plaza apartments. Such buildings should have density of at least 50 dwelling units per acre and be no more than seven stories high.
- Discourage the location of surface parking in this subdistrict.
- Discourage the location of one-story, free standing buildings.

Subdistrict E

Description:

This subdistrict runs along Delaware Street and has somewhat of the feel of a suburban commercial area, especially between 10th and St. Clair Streets. It is characterized by large parking lots, some building setbacks that are too deep and low 1-2 story commercial buildings. The present Central Business District CBD-2 and CBD-3 zoning in this area is appropriate for the type of development desired.

Recommendations:

- Encourage any new development that borders the residential core to be sensitive to the scale and character of that area.
- Encourage multi-family housing with a density of 27-50 dwelling units per acre, resulting in 3-7 story buildings.

- Discourage the location of typically suburban commercial buildings with their characteristic expansive parking lots and deep setbacks.
- Limit new commercial development to existing heights of 2-3 stories.
- Encourage new development to place accessory parking at the rear or side of the site with the generous use of landscape material for screening.

Subdistrict F

Description:

This subdistrict runs along Fort Wayne Avenue, a major entry to the downtown, and is largely oriented to that thoroughfare. Historically, land uses in this subdistrict have been almost exclusively commercial. The present commercial C-4 zoning classification for this subdistrict is usually applied to vacant suburban land and is not suited for an established downtown neighborhood. The present zoning hinders the redevelopment of this subdistrict as a mixed-use area. Several of the buildings along Fort Wayne Avenue are historically significant. One of the most important of these is the Buschmann Block at 962 Fort Wayne Avenue, a building presently endangered because of its condition.

Recommendations:

- Encourage commercial operations that are oriented to serving the neighborhood and the rest of the Regional Center/Downtown area.
- Encourage multi-family housing with a density of at least 50 dwelling units per acre, which would result in buildings no more than seven stories high.
- Encourage the rehabilitation of the Buschmann Block as a mixed-use development containing a combination of residential, commercial or office.

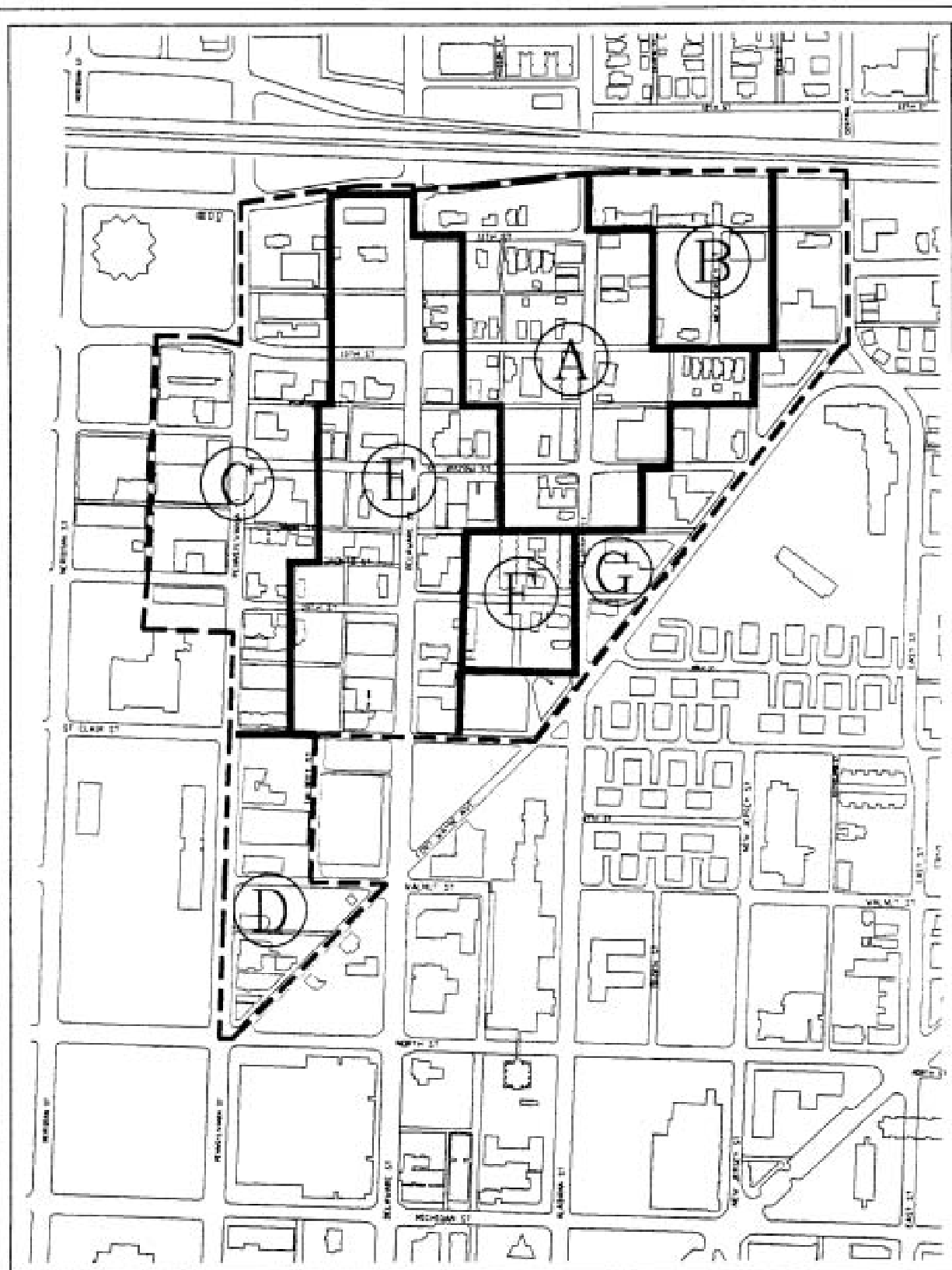
Subdistrict G

Description:

This subdistrict is characterized by historic apartment buildings and rowhouses, including the historic area's only apartment hotel (Renaissance Tower). Despite the existence of large parking lots on each side of 9th Street, there still exists the feeling of a higher density residential area. The three vacant houses and one vacant townhouse building at the southwest corner of 9th and Alabama Streets are critical to the revitalization of this area. After saving these historic buildings from demolition, Historic Landmarks Foundation of Indiana is presently seeking a developer for this property. The vacant properties are zoned Commercial C-4 which may hamper redevelopment efforts. The large parking lot on the southside of 9th Street is also zoned Commercial C-4. This site is inappropriate for commercial functions and should be rezoned for residential.

Recommendations:

- The rehabilitation of the structures at 824 and 826 North Alabama, and 233 and 235 East 9th Street should be sensitive to the remaining historic character. Flexibility is encouraged when reviewing redevelopment proposals.
- Encourage density of at least 50 dwelling units per acre, resulting in buildings no more than seven stories high.



SUBDISTRICTS

C,D,E,F & G - MIXED-USE AREA

A & B - RESIDENTIAL CORE

ST. JOSEPH
HISTORIC AREA

LAND USE
RECOMENDATIONS

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

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ZONING RECOMMENDATIONS

The zoning recommendations shown on Recommended Zoning Map and contained in the text of the Land Use Recommendations are to be used only as a guide to determine the most desirable zoning classification for property within the district. Approval of this plan does not change any zoning in the historic area. Variances and rezonings can only be accomplished through petitioning the Historic Preservation Commission and the Metropolitan Development Commission.

For the most part the existing zoning is satisfactory and is recommended to stay the same. Nevertheless, two major changes in zoning are proposed for the land currently zoned for Community- Regional Commercial C-4. Specifically, the land that has been proposed as the residential core in the Land Use Recommendations should be rezoned to D-8 Dwelling District which is designed to provide for the wide range and mixture of housing types found in older, inner-city neighborhoods such as St. Joseph. D-8 dwelling District corresponds to the high density residential classification of the Marion County Comprehensive Land Use Plan. Also, the area outside of the proposed Residential Core and currently zoned Commercial C-4 is recommended for rezoning to Central Business District CBD-2. a classification that allows a wide variety of residential and commercial uses.



CBD2



D8



CBD3



SU7

ST. JOSEPH
HISTORIC AREA

ZONING
RECOMMENDATION

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

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HOUSING RECOMMENDATIONS

Housing Projections

In 1980 the St. Joseph Historic Area contained 12% of Regional Center housing units. In 1990 the area had dropped to 9% of Regional Center units.

	<u>Regional Center Units</u>	<u>St. Joseph Units</u>
1980	7,955	942
1990	7,469	649

New housing in the Regional Center has been projected to be somewhere between 8,500 and 21,650 units between 1991 and 2010. If the St. Joseph area's share remains nine percent of the new growth, that would be 765-1949 new units in the twenty year period.

Proposed St. Joseph Area Housing Goal

THE ST. JOSEPH HISTORIC AREA SHOULD SEE THE DEVELOPMENT OF 765 NEW HOUSING UNITS IN THE TIME PERIOD 1991-2010.

This goal is based on the above projections. The proposed number of new units is 9% of the low-end housing demand for the Regional Center. It will increase the number of units in the area to 1,427 and the population to 1,500. This is slightly more than the 1970 figures and enough population to support limited new retail development in the area.

Proposed Density Recommendations

The process used to develop the following density recommendations was to first develop a general concept based on existing fabric. It was then determined if the goal for housing (765 new units) can be placed on available sites at the appropriate densities.

The general concept is to develop medium density housing of 6-15 dwelling units per acre (DUA) in the core of the area surrounded by higher density housing at the edges of the area. The medium density housing area is focused on Alabama Street, an area which contains most of the single-family housing and rowhouses. Examples of existing densities are the row houses at St. Joseph and Alabama Streets, which is 26 DUA and the row of houses at New Jersey and 10th Street, which is 10 DUA.

A high density housing area (12-26 DUA) is proposed for the mostly vacant area generally bounded by Alabama Street, 11th Street, Central Avenue and 10th Street. Bordering this area is the Apollo-Aurora Apartments to the north, at 41 DUA, and the single-family houses on 10th Street to the south, at 10 DUA.

The area that generally centers on Delaware Street is proposed for urban high density (27-50 DUA). This area contains corridor commercial uses and some high density housing. The Delaware Court Apartments are 47 DUA and the Windham Apartments are 95 DUA.

Even higher residential density (50+ DUA) is recommended in the Pennsylvania Street and Fort Wayne Avenue corridors. These areas are also mixtures of commercial buildings and apartments. Housing in the area includes the Plaza Apartments at 33 DUA, the Ambassador Apartments, at 102 DUA, the McKay Apartments, at 140 DUA (without parking), and the Renaissance Tower, at 119 DUA.

Potential new housing sites were also identified. This is basically vacant and under-utilized land. These areas plus the proposed housing densities are shown on the Recommended Housing Densities Map. The following analysis was done to determine how much new housing development these sites are likely to yield at the proposed densities.

6-15 DUA Area

3.64 available acres.

If new development is at the same density as the single-family houses on 10th Street, at 10 DUA, this area will provide space for 36 new housing units.

16-26 DUA Area

2.1 available acres.

If new development is carried out at 20 DUA (compromise between 41 DUA on the north and 10 DUA on the south), this area will yield 42 new housing units.

27-50 DUA Area

3.26 available acres.

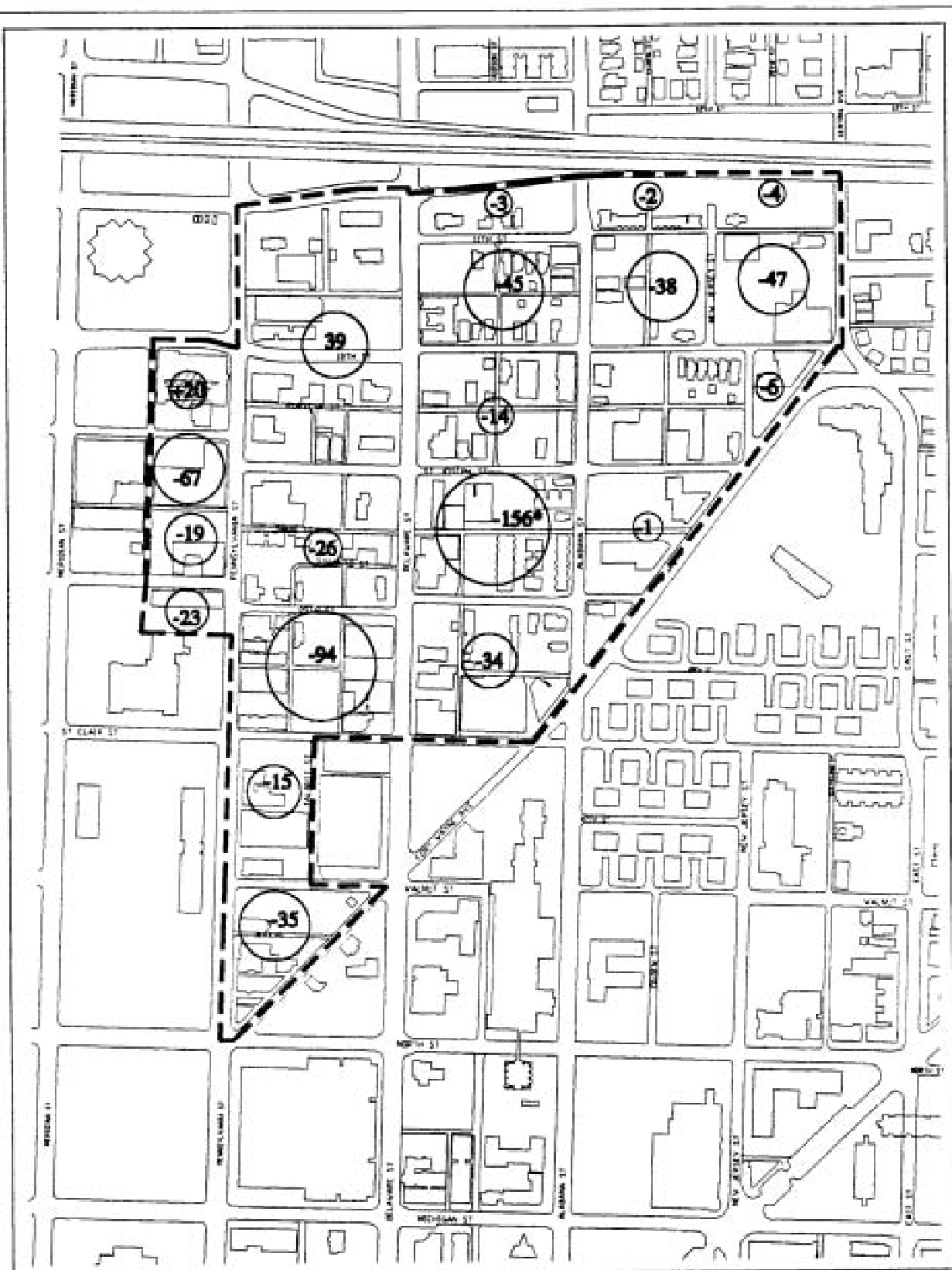
If new development is similar to the Delaware Court Apartments, at 47 DUA, this area will yield 153 new housing units.

50+ DUA Area

4.65 available across.

If new development is similar to Renaissance Tower, at 119 DUA, this area will yield 554 new housing units.

The total number of new housing units shown in the examples above is 785 units.



CHANGE IN POPULATION AND UNITS

	POP.	UNITS
1970	1,676	1296
1980	1,018	842
1990	912	649

* SOME OF THIS LOSS IS DUE TO THE CONVERSION OF RENAISSANCE TOWER TO A HOTEL



RESIDENTIAL UNIT GAIN

ST. JOSEPH
HISTORIC AREA

CHANGE IN HOUSING
UNITS 1970-1990

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

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THOROUGHFARE RECOMMENDATIONS

The existence of some through-traffic in St. Joseph area is expected due to its urban location and character. Furthermore, a reasonable level of through-traffic over the long term may serve to benefit the neighborhood by increasing its visibility in the larger community. Therefore, this plan's recommendations regarding the entire street grid in St. Joseph are meant to reinforce the neighborhood's revitalization efforts and historic character while recognizing that the regional transportation system needs to be considered. Furthermore, these recommendations are meant to alleviate the perceived transportation threat, especially along 10th Street, that may be negatively impacting the potential for neighborhood revitalization in the St. Joseph Area.

General Recommendations

1. No improvements that require additional right-of-way or alter the historic character of the St. Joseph Historic Area should be made without first investigating alternate improvements that might impact less historically sensitive streets, inside or outside the area.
2. If alternative improvements cannot be identified, no improvements should be made that would require additional right-of-way or alter the historic character of the St. Joseph Historic Area without first evaluating the impact.

10th Street Recommendations

1. The 10th Street brick road surface should be improved in order to allow it to function at an appropriate level of service consistent with the Criteria for Street Improvements below.
2. Any improvements to 10th Street should recognize that it is the area's most historically sensitive street.
3. Any improvements to 10th Street should be planned within the existing right-of-way. If it is found that additional right-of-way is needed to accomplish the improvement, it should be the minimum needed to construct the improvement without negatively affecting historic buildings or historic character.

Criteria for Street Improvements

Whenever any improvements to any part of the St. Joseph Area street-system are considered, the following criteria should be addressed:

1. The objective to preserve historic buildings and to preserve them at their original sites.
2. The importance of maintaining the integrity of any surviving historic street surfaces (such as the bricked 10th Street, certain brick alleys and remaining stone curbs) and the integrity of the historic street pattern.
3. The need to reinforce the residential core as defined in this plan.

PUBLIC INFRASTRUCTURE RECOMMENDATIONS

STREETS AND CURBS

During the planning process, the history of the street system was researched. The 1915-1954, the 1941 and the 1956 - 1969 editions of the Sanborn Insurance maps were examined and it was shown that the street system is unchanged except for the relocation of 10th Street, between Pennsylvania and Delaware Streets, one-half block south. This relocation took place in 1988. The layout is a typical grid-system with the exception of Fort Wayne Avenue, a diagonal. This system provides adequate automobile transport within the neighborhood and to other parts of the City. Of all the streets in the neighborhood, only one three-block section of 10th Street (between Delaware Street and Central Avenue) remains brick, a true rarity in the city. The bricks show a great deal of wear and numerous asphalt and concrete patches can be seen. The surface is not at all smooth and causes the street to not function as it was designed.

Historic stone curbs, both granite and limestone, are also a significant part of the historic street system. Most of the remaining stone curbs, which are most prevalent on Pennsylvania and Delaware Streets, are in fair to good condition (see Historic Infrastructure Map). Their survival is in part a testament to their durability.

Recommendations:

- Preserve the location of all streets.
- Maintain existing brick street surfaces and stone curbs.
- Use replacement bricks and stone curbing for repair.
- Encourage the stockpiling of bricks and stone curbs when removed from other locations so that they will be available for street repairs in the St. Joseph and other historic areas.

ALLEYS

Retention of alleys as a component of the historic grid system is important. The alleys have long provided convenient access and have shaped the physical character of the St. Joseph neighborhood. Although approval of the IHPC is not required for an alley to be vacated (no longer a public right-of-way), that action in historic areas is strongly discouraged. Any physical changes to an alley do need IHPC approval.

Approximately five blocks of brick-paved alleys still exist. Their condition varies from poor to good. Odgen Street, a named alley, is in the best condition of all.

Recommendations:

- Maintain alley access for businesses and residences that possess loading facilities and garages with an entrance off the alley.
- Preserve alley access for easier pedestrian movement.
- Retain the alley system to promote smaller developments more in scale with historical development patterns.
- Discourage the permanent closing of alleys.
- If an alley is vacated, encourage new uses that are sympathetic to the original character and function of the alley.

SIDEWALKS

Most of the existing sidewalks are made of concrete. Only one significant length of brick sidewalk remains in the historic area. It runs along the south side of 10th Street, bordering the Buschmann Block and is in fair to good condition. This is the only place in the historic area where there is a complete intact historic streetscape with brick street, sidewalk and stone curbing.

Recommendations:

- Maintain the current sidewalk system especially the one remaining section of brick-surfaced walk.
- Repair or replace existing concrete walks that are in poor condition when rehabilitation or redevelopment takes place.
- Finish new concrete walks with hand-tooled joints and a one-directional broom sweep.

STREET LIGHTS

There are no historic public street lamp fixtures in the neighborhood. The fixtures that do exist are typical city models used throughout the city. They stand primarily along Pennsylvania and Delaware Streets and Fort Wayne Avenue. The side streets have very few lights.

Recommendations:

- Encourage the installation of new street light fixtures with a dark finish rather than the standard brushed aluminum.
- Encourage a level and color of light that is compatible with its surroundings.
- Discourage overly bright and harsh lighting, especially in the residential core.

STREET TREES

This section addresses only trees planted in the public right-of-way. Street trees are the most evident along the side streets that have single-family residences such as 10th and 11th Streets and St. Joseph Street. Additionally, many street trees stand along Pennsylvania Street, especially in the 600, 700, and 900 blocks. In an effort to increase the amount of landscape material in the historic area, in 1991 the neighborhood organization planted trees along St. Joseph Street, next to the parking lot at 947 N. Pennsylvania Street.

Recommendations:

- Avoid street trees that interfere with traffic or inhibit pedestrian movement.
- Plant street trees in pits with metal tree grates that are flush with the pavement when in sidewalks. Grates should be a minimum of 18.5 square feet in area.
- Avoid tree species which branch out less than seven feet above the pavement.
- Consult the list of recommended street trees in the Appendix before starting a tree planting project. Also, the Department of Parks can supply a list of a recommended trees.
- Obtain a permit from the Department of Parks and Recreation and an encroachment permit from the Department of Transportation in advance of planting trees in the public right-of-way.

STREET FURNITURE

This section addresses only street furniture placed in the public right-of-way. Street furniture includes such items as benches, but shelters, trash receptacles, fountains and bollards. At this moment, there is a minimal amount of street furniture in the historic area.

Recommendations:

- Locate street furniture outside the patch of pedestrians.
- Place street furniture close to places where pedestrians gather such as intersections and building entrances.
- Choose street furniture that possesses a simple design and is compatible in color and material to its surroundings.

VII. ARCHITECTURAL & DESIGN STANDARDS



Graylynn Hotel, 1051 North Pennsylvania [demolished]. Top: April 28, 1924. (Negative #86425F); Bottom: August 22, 1961. (Negative #306819). Photographs by Bass Photo Co. Collection, Indiana Historical Society Library.

GUIDELINES FOR RENOVATING HISTORIC BUILDINGS

INTRODUCTION

Buildings identified on the Building Significance Map as contributing can be assumed to have historic significance. Work done to such buildings should be within the framework of these guidelines. Work done to a building identified as potentially contributing should also follow these guidelines if the building is found to have some historic significance.

These guidelines are intended to help individual property owners choose an appropriate approach to issues which arise when working on historic buildings. Before approaching the issues, it is helpful to have first chosen an overall approach to the entire project. These generally fall into one of the following categories:

Stabilization: A process involving methods which reestablish a deteriorated property's structural stability and weather tightness while sustaining its existing form.

Preservation: A process involving methods which maintain a property in its present state.

Rehabilitation: A process involving repairs and alterations to a property which adapt it to a contemporary use while preserving its historic fabric and character.

Restoration: A process which accurately recovers the appearance of a property at a particular period of time by removing later additions and/or replacing missing features.

Renovation: A generic term used to define all work which is meant to make new again.

The approach chosen will depend on factors such as the budget, the eventual use of the building, and the owners personal objective. The guidelines are meant to indicate a range of alternative approaches which may differ depending on the overall approach chosen but which are, nevertheless, compatible with the character of the St. Joseph area. Design standards and guidelines are not meant to restrict creativity but are meant to suggest appropriate approaches and to guard against unsympathetic actions.

A quote from The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, Washington, D.C. 1977) summarizes the importance of appropriate rehabilitation and bears repeating.

"Across the Nation, citizens are discovering that older buildings and neighborhoods are important ingredients of a town's or a city's special identity and character. They are finding that tangible and satisfying links to the past are provided by structures, shopping streets, and residential and industrial areas in their cities and towns that have survived from earlier periods. Often, however, these important buildings and neighborhoods have suffered years of neglect or they seem outdated for the needs of modern living. But with thoughtful rehabilitation, many can be successfully revitalized. In rehabilitating older resources to contemporary standards and codes, however, it is important that the architectural qualities that have distinguished them in the past are not irretrievably discarded and lost to the future."

NOTE: BEFORE RECEIVING ANY PERMITS OR UNDERTAKING ANY WORK TO OR ON THE EXTERIOR OF A BUILDING, AND THAT CONSTITUTES CONSTRUCTION, RECONSTRUCTION, ALTERATION, DEMOLITION, OR OTHERWISE IS INCLUDED IN THESE STANDARDS, A CERTIFICATE OF APPROPRIATENESS OR AUTHORIZATION FROM THE INDIANAPOLIS HISTORIC PRESERVATION COMMISSION MUST BE OBTAINED.

AWNINGS AND CANOPIES

RECOMMENDED

1. On houses, awnings should be traditional in style, usually canvas over metal frame, and proportioned to fit the window properly.
2. Colors should reinforce the colors on the building or storefront.
3. On storefronts, awnings should reflect the openings and proportion of the storefront. Canvas or vinyl materials should be used for covering a metal frame.
4. Awnings are good locations for storefront signage (see sign guidelines).

NOT RECOMMENDED

1. Covering important architectural features.
2. Aluminum, fixed metal or similar awnings that detract from the visual quality of a building.
3. Back-lit awnings.
4. Awning shapes that detract from the proportions and architectural style of the building.
5. In commercial areas, awnings that are obtrusive in the streetscape.

DOORS

RECOMMENDED

1. Original doors should be repaired and retained, or if beyond repair, replicated.
2. If an original door is lost, its replacement may be an old or new door compatible with the building style. New doors should be wood (unless the original door was of a different material and should match the original in size, shape and proportion. On commercial buildings, doors with aluminum frames with one large glass panel may be recommended.
3. Transom windows and door trim should be retained or reinstalled if there is evidence of their original existence.
4. Wood storm and screen doors are preferred. Aluminum or other metal may be considered if finished in a color to match the door or trim, if fitted properly to the door opening with no spacers, if designed to not obscure the primary door design, and there are no decorative details or simulated muntins.
5. Hardware on a new door should be simple, unobtrusive and compatible with the building's style.
6. If the original hardware is missing from an historic door, replacement hardware should be compatible historic hardware, or unobtrusive and compatible new hardware.
7. Original garage doors which are significant to the character of a garage should be repaired and retained. If beyond repair, they should serve as a model for the design of replacement doors.
8. Replacement garage doors which are compatible with the garage design.

NOT RECOMMENDED

1. Eliminating original or adding new door openings, especially on significant facades. Any new openings should be distinguishable from the original openings.
2. Sliding glass doors.
3. Discarding original door hardware. If possible, it should be repaired and retained.
4. Altering the size of garage door openings or changing single doors to double doors unless there is a documented access problem.
5. Residential style doors on commercial buildings.
6. Door styles that evoke an era pre-dating the building.

AWNINGS AND CANOPIES

RECOMMENDED

1. On houses, awnings should be traditional in style, usually canvas over metal frame, and proportioned to fit the window properly.
2. Colors should reinforce the colors on the building or storefront.
3. On storefronts, awnings should reflect the openings and proportion of the storefront. Canvas or vinyl materials should be used for covering a metal frame.
4. Awnings are good locations for storefront signage (see sign guidelines).

NOT RECOMMENDED

1. Covering important architectural features.
2. Aluminum, fixed metal or similar awnings that detract from the visual quality of a building.
3. Back-lit awnings.
4. Awning shapes that detract from the proportions and architectural style of the building.
5. In commercial areas, awnings that are obtrusive in the streetscape.

DOORS

RECOMMENDED

1. Original doors should be repaired and retained, or if beyond repair, replicated.
2. If an original door is lost, its replacement may be an old or new door compatible with the building style. New doors should be wood (unless the original door was of a different material and should match the original in size, shape and proportion. On commercial buildings, doors with aluminum frames with one large glass panel may be recommended.
3. Transom windows and door trim should be retained or reinstalled if there is evidence of their original existence.
4. Wood storm and screen doors are preferred. Aluminum or other metal may be considered if finished in a color to match the door or trim, if fitted properly to the door opening with no spacers, if designed to not obscure the primary door design, and there are no decorative details or simulated muntins.
5. Hardware on a new door should be simple, unobtrusive and compatible with the building's style.
6. If the original hardware is missing from an historic door, replacement hardware should be compatible historic hardware, or unobtrusive and compatible new hardware.
7. Original garage doors which are significant to the character of a garage should be repaired and retained. If beyond repair, they should serve as a model for the design of replacement doors.
8. Replacement garage doors which are compatible with the garage design.

NOT RECOMMENDED

1. Eliminating original or adding new door openings, especially on significant facades. Any new openings should be distinguishable from the original openings.
2. Sliding glass doors.
3. Discarding original door hardware. If possible, it should be repaired and retained.
4. Altering the size of garage door openings or changing single doors to double doors unless there is a documented access problem.
5. Residential style doors on commercial buildings.
6. Door styles that evoke an era pre-dating the building.

HANDICAPPED ACCESS

It is recognized that there is a need to accommodate the accessibility needs of people with physical disabilities. In doing so, there will occasionally need to be alterations or additions that would otherwise not be considered appropriate (i.e. ramps, special handrails, extra openings, etc.). To appropriately design such elements, the following guidelines should be followed:

RECOMMENDED

1. The new element or alteration should have as little visual impact on the historic character of a building as possible.
2. Any change should be made in such a way that its effect is reversible.

NOT RECOMMENDED

1. Covering significant architectural details or damaging historic material.

NOTE: The American National Standard ANSI A 117.1 clearly defines the specifications for making a building safe and usable for physically handicapped persons.

MASONRY

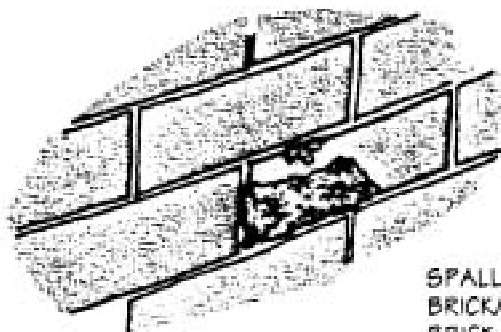
RECOMMENDED

1. Damage to masonry is usually caused by movement or water infiltration. Causes should be identified and stopped before undertaking repairs.
2. If mortar is missing or loose, the joints should be cleaned out and repointed using a mortar mix which closely matches the composition, joint profile and color of the original. A high-lime content mortar should be used on soft historic bricks. No more than 20% of the lime should be substituted by white portland cement for workability.
3. Careful removal of mortar from the joints so as not to damage the brick edges.
4. Whenever partial or total foundation replacement is required, the new foundation walls should be faced in materials which match the original in appearance. Reuse of the original material on the face of the foundation is preferable.
5. Whenever replacement brick or stone is needed, use salvaged or new material which closely matches the original in size, color and texture.
6. Whenever masonry has been painted, it is usually advisable to repaint after removing all loose paint. Old paint which is firmly fixed to the masonry will usually serve as an adequate surface for repainting. Methods which attempt to remove all evidence of old paint can damage the masonry (softer masonry is more prone to damage).
7. Any cleaning should be done with the gentlest method possible and should be stopped at the first evidence of damage to masonry. Test patches should be used to assess the effect of any proposed cleaning method.

NOT RECOMMENDED

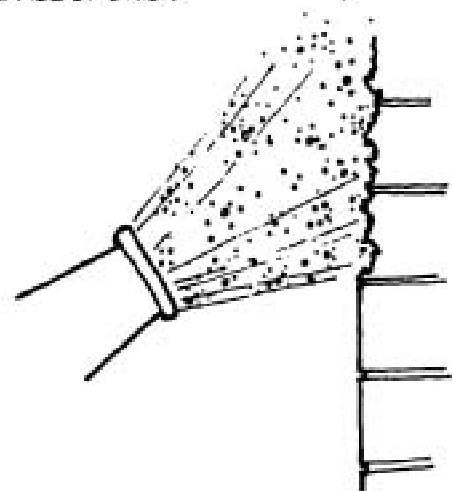
1. Replacing bricks, unless excessively spalled or cracked. Consider reversing a brick to expose its good surface before replacing it with a new brick.
2. Using what is commonly called "antique" brick. These consists of a mixture of bricks, in a wide range of different colors and types. Bricks on historic buildings were usually uniform in color.
3. Covering-over or replacing masonry simply to eliminate evidence of past cracks, repairs, and alterations.

4. The cleaning of dirt, grime and weathering from masonry surfaces is usually not necessary unless it is causing damage or is unsightly. In any case, the goal should not be to make the masonry look new. Old masonry neither can nor should regain its original appearance.
5. Power grinders. The mechanical equipment is cumbersome and even the most skilled worker will tire or slip and cause irreversible damage.
6. Sandblasting, high pressure water blasting (over 600 psi), grinding, and harsh chemicals.
7. Waterproof and water repellent coatings. They are generally not needed and can potentially cause serious damage to the masonry. Also avoid covering masonry with tar or cement coatings.

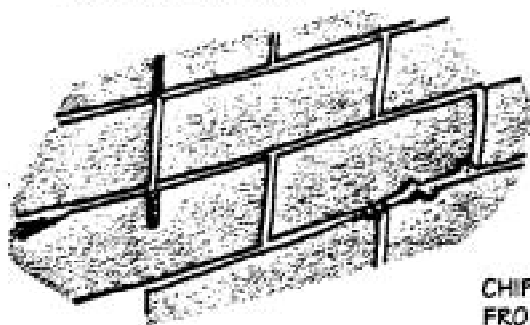


SPALLED
BRICK/MISSING
BRICK SURFACE

SANDBLASTING REMOVES
SURFACE OF BRICK



CARELESS USE OF A
POWER GRINDER OR SAW
TO REMOVE MORTAR



CHIPPED BRICK
FROM CARELESS
USE OF A CHISEL

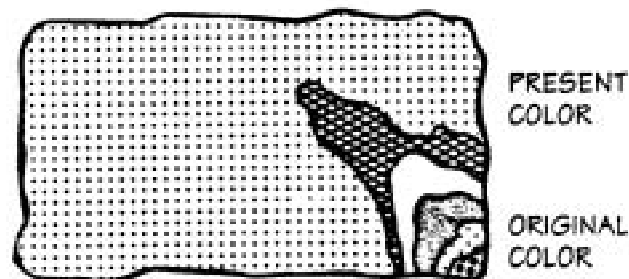
PAINT COLORS

RECOMMENDED

1. Remove all loose paint and clean the surface before repainting. It is not necessary to remove all old paint as long as it is firmly fixed to the surface.
2. Paint colors are essentially a personal choice. They are reversible, have no permanent effect and have usually changed many times throughout the history of a building. There are two general approaches which are appropriate for selecting a color scheme.
 - a) Identify through research the original colors and repaint with matching colors. Previous paint colors can be found by scraping through paint layers with a knife, analyzing the paint in the laboratory, or finding hidden areas which were never repainted.
 - b) Repaint with colors commonly in use at the time the building was built.
3. Consider using different shades of the same color when variation in color is desired but there is a danger of the color scheme becoming too busy.

NOT RECOMMENDED

1. Monochromatic (single color) color schemes on buildings which originally had vibrant, multiple and contrasting colors.
2. Highly polychromatic (multi-color) color schemes on buildings which were originally painted with restraint and simplicity.
3. Painting any previously unpainted masonry surfaces.



PAINT CHIP ANALYSIS

PORCHES

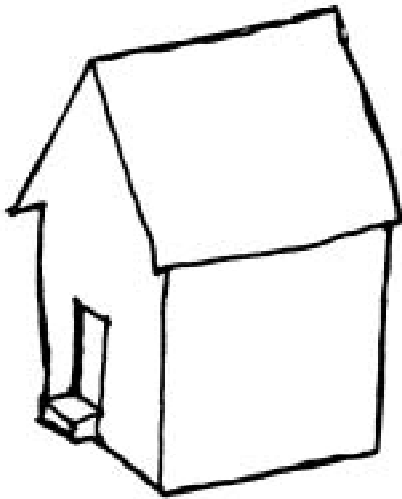
RECOMMENDED

1. Repair and retain original porches.
2. If rebuilding is necessary due to structural instability, reuse as much of the original decorative details as possible.
3. Assess the significance of a non-original porch before considering removing or altering it. A porch added to a building at a later date should not be removed simply because it is not original. It may have its own architectural or historic importance and is evidence of the evolution of the building.
4. Original porch floors should be repaired or replaced to match the original.
5. If a porch is missing, a new porch should be based on as much evidence as possible about the original porch design, shape, and details. check the following sources for evidence:
 - a) old photographs
 - b) historic Sanborn maps
 - c) paint lines defining porch roof outlines
 - d) paint lines defining porch post design
 - e) remnants of the porch foundation
 - f) similar houses in the neighborhood (helpful but not always dependable)
 - g) oral descriptions from previous owners
6. Where little or no evidence of the original porch remains, a new porch should reflect the typical porch form of the era while being identifiable as a recent addition not original to the building.

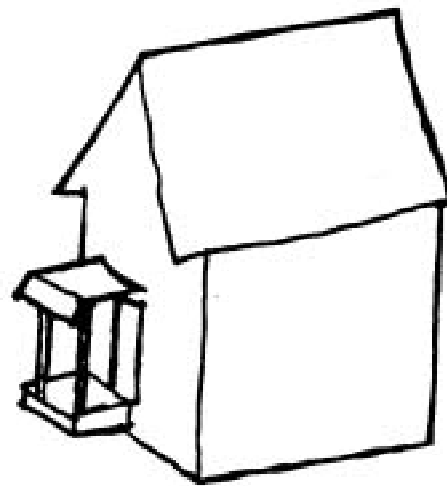
NOT RECOMMENDED

1. Alterations to historic porches, especially on primary facades.
2. Replacing original stone steps.
3. Replacing original wood floors with concrete.
4. Placing new porches in locations which never had porches, especially on significant elevations.

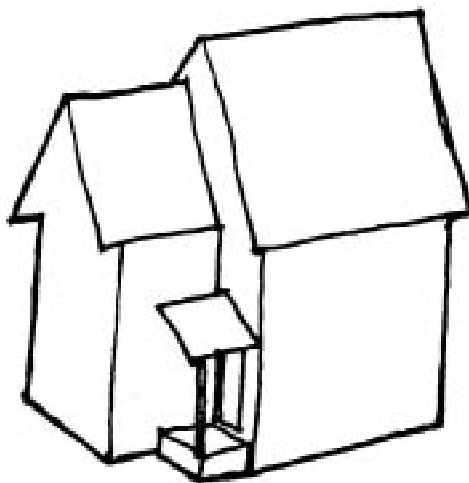
ORIGINAL



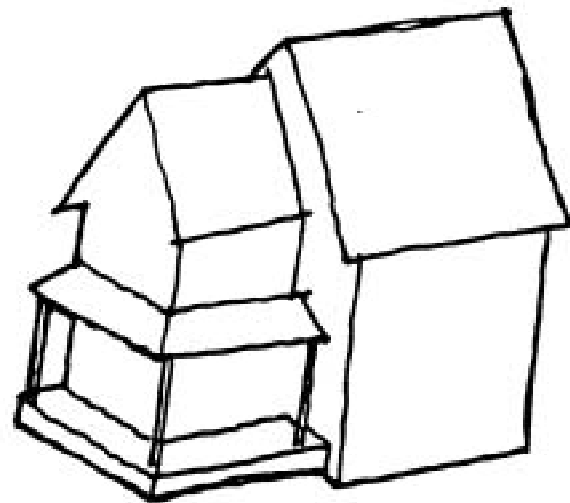
INAPPROPRIATE



ORIGINAL



INAPPROPRIATE



ROOFS AND ROOF ELEMENTS

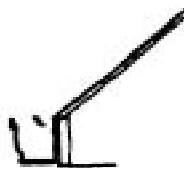
RECOMMENDED

1. Original slate or tile roofs should be repaired rather than replaced. If replacement is necessary, new or imitation slate or tile is preferred. Consider retention of good material for installation on roof slopes visible to the street. If replacement with slate or tile is not economically possible, use asphalt or fiberglass shingles in a pattern or color similar to the original roof material.
2. Preferred colors for asphalt or fiberglass roofs are medium to dark shades of grey and brown. Solid red and green roofs are appropriate on some early 20th century buildings.
3. A flat roof which is not visible from the ground may be repaired or reroofed with any appropriate material, provided it remains obscured from view.
4. Adding a slope to a problem flat roof if it is not visible from the ground or does not affect the character of the building.
5. A drip edge, if used, that is painted to match the surrounding wood.
6. Gutters and downspout should match the building body and/or trim color.
7. Repairs and retention of built-in gutters or reconstruction of the gutters in a similar configuration using alternative materials.
8. Where exposed rafter ends were original, roof mounted or half-round hung gutters are preferred. Consider channeling water run off on the ground rather than installing gutters when one originally existed.
9. Flat surfaced skylights with frames which match the roof color may be considered if they are inconspicuous and do not alter the building's basic character.
10. Originally chimneys which contribute to the roof character should be repaired and retained. If no longer in use, they should be capped rather than removed.

NOT RECOMMENDED

1. Alterations to the roof slope and shape unless past inappropriate alterations are being reversed.
2. White, light, or multi-colored shingles and rolled roofing.
3. The addition of dormers on roof areas which are significant to the character of the building.
4. Covering exposed rafter ends with a gutterboard and never cut or alter decorative rafter ends to accept a new gutterboard.

5. Skylights on prominent roof slopes which affect the building character. Bubble style skylights break the roof plane and should be avoided unless they cannot be seen from any street.
6. Placing mechanical equipment such as roof vents, new metal chimneys, solar panels, TV antenna, satellite dishes, air conditioning units, etc. where they can be seen from the street or affect the character of the building.



Ogee or
box gutter



Half-round
gutter
Note:
No gutter
board

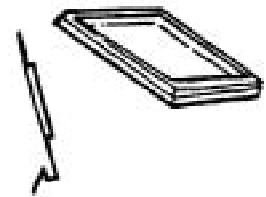


Roof mounted
gutter

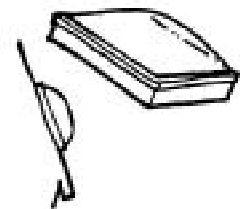


Built-in
box gutter

Appropriate

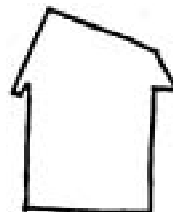
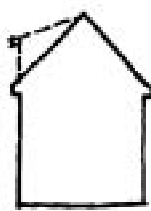
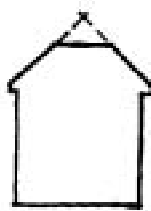


Inappropriate

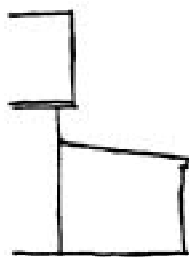


ROOF ALTERATIONS

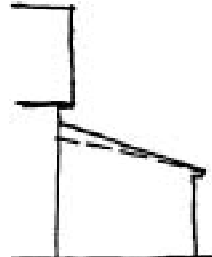
Inappropriate



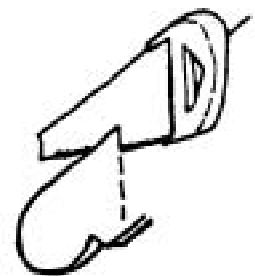
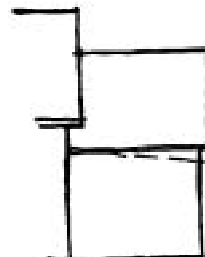
Original



Maybe



Inappropriate



Inappropriate

SAFETY

RECOMMENDED

1. Security devices that will not detract from the character of the building and surrounding area. Examples include locks, alarm systems, and lights.
2. If necessary on residential buildings, security doors should; a) have as few bars as possible, b) be simple in design with no decorative details, c) fit the door opening exactly, without alteration to the door frame, and d) painted to match the door it protects.
3. If a physical barrier is necessary on commercial buildings, consider interior rolling grills that can be pulled down when needed.
4. Fixed bars on the inside of basement windows because of their minimal impact to the character of a building.

NOT RECOMMENDED

1. Closing up window or door openings.
2. Replacing basement windows with glass block.
3. Permanently fixed bars on the exterior of windows.
4. Replacing original doors with metal doors.

SIDEWALLS (COMMERCIAL BUILDINGS)

RECOMMENDED

1. Restoration of ornate or finished sidewalls in the same manner as front facades.
2. New windows may be considered in former party walls. Placement, size and style should be compatible without replicating original openings.

NOT RECOMMENDED

1. Using sidewalls for advertising or billboards.
2. Making old partywalls appear as an originally finished, major facade.

STOREFRONTS

RECOMMENDED

1. Maintain the original proportions, dimensions and elements when restoring, renovating or reconstructing a storefront:
 - a) Retain or restore the glass transom panels, kickplates and entrances at their original locations and proportions.
 - b) Restore detail to the original, if evidence exists. Use simplified detail if original evidence does not exist.
2. If covered, consider uncovering the original lintel, support wall or piers to re-establish the storefront frame.
3. If original storefront is gone and no evidence exists, construct a new storefront that incorporates traditional storefront elements.

NOT RECOMMENDED

1. Using elements typically found in commercial shopping strips that do not relate to the historic elements in the area.
2. Setting new storefronts back from the sidewalk and disrupting the visual order of the block.
3. Creating new storefront that replicate non-documented "historic" facades or evoke styles that pre-date the building or that evoke other places.
4. Introducing mechanical equipment, e.g. air conditioners, in storefronts.

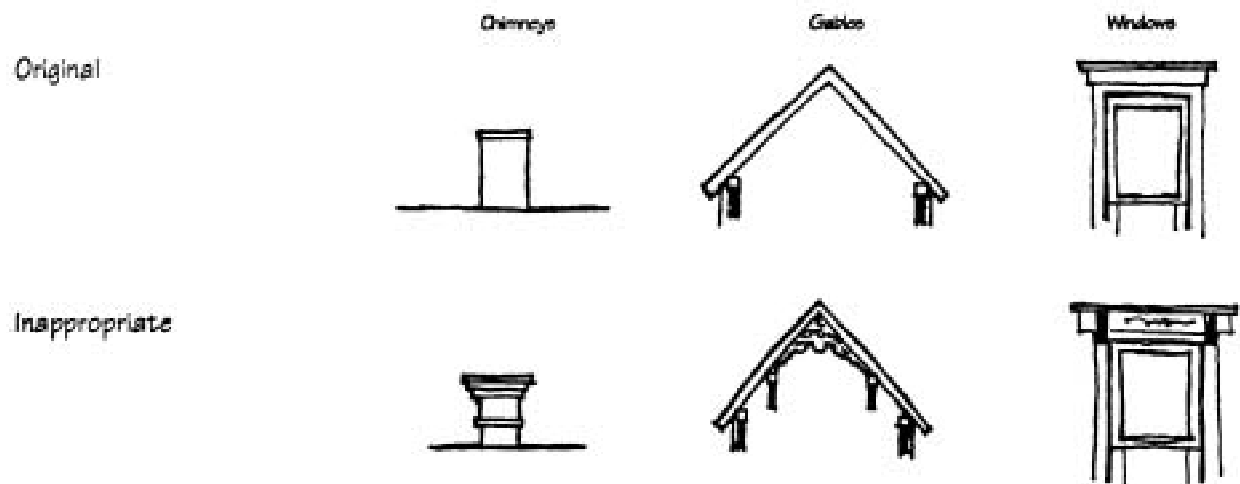
TRIM AND ORNAMENTATION

RECOMMENDED

1. Repair and preserve the original cornice, trim and decorative elements, even if worn or damaged. Replace with a replication only if damaged beyond repair or if the material is unsound.
2. Missing decorative details may be added when there is evidence that they existed. Evidence can be found from old photographs, remnants left on the building, paint lines where parts were removed, nail holes, old notches and cut outs in siding and trim. Observation of details on similar historic buildings can assist but is not always conclusive.
3. New materials should accomplish the same characteristics as the originals.

NOT RECOMMENDED

1. Fabricating a history that does not exist by using ornamentation that is foreign to a building or has no evidence of having existed.
2. Removing decorative elements simply because they are not original to the building. They may have significance of their own or are evidence of the evolution of the building.
3. Adding decorative details to parts of a building which never had such details. For example, window and door trim was sometimes different and more simple on one side, both sides or the rear of a building.
4. Covering up original details.



WINDOWS

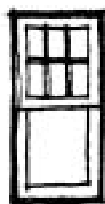
RECOMMENDED

1. Windows on an historic building are important elements defining its architectural character and historic significance. Their original materials and features should be respected and retained. Replacement should only be done if necessary and if similar to the original.
2. Window replacement should be considered only when one of the following conditions exists and can be documented:
 - a) The existing windows are not original and are not significant.
 - b) The condition of existing windows is so deteriorated that repair is not economically feasible.
3. Rather than replacing windows to attain energy efficiency, existing windows should be repaired and retrofitted using caulk, weatherstripping, modern mechanical parts, and storm windows. Some windows can be slightly altered to accept insulated glass.
4. Storm windows should fit window openings exactly, without the use of spacers. They should be painted, anodized, clad or otherwise coated in a color to match the existing windows or trim. They should be compatible with the window pattern (no simulated muntins or decorative details), should not obscure window trim and may be made of wood, aluminum, or other metals or vinyl. Consider interior storm windows.
5. Original window trim should be preserved and retained. Only badly deteriorated sections should be replaced to match original. Decorative window caps or other details should be added only if there is evidence that they existed originally.
6. Window shutters (also known as blinds) may be installed if there is evidence that they once existed on a building, and then, only on those windows which has shutters. For evidence, look for old photographs, remaining hinges and hinge mortises.

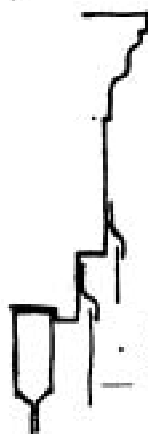
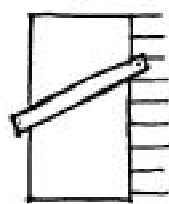
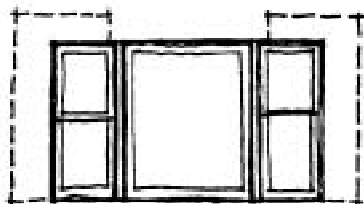
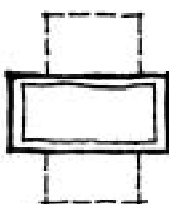
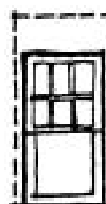
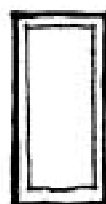
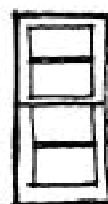
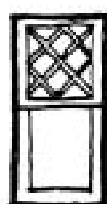
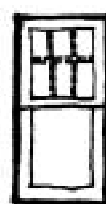
NOT RECOMMENDED

1. Replacement windows not similar to the original in size, dimensions, shape, design, pattern, and materials. Examples, metal and vinyl cladding, snap-in muntins, and tinted glass are not considered similar to original wood windows.
2. Creating new window openings or eliminating original window openings. This should be considered only when necessary and should be avoided on significant, highly visible elevations.

ORIGINAL



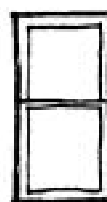
INAPPROPRIATE REPLACEMENTS



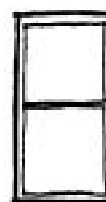
INAPPROPRIATE
STORM LOCATION

APPROPRIATE
STORM LOCATION

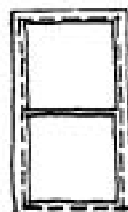
WINDOW



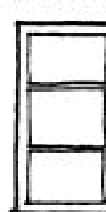
APPROPRIATE STORM



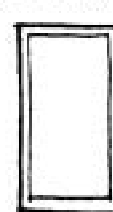
INAPPROPRIATE STORMS



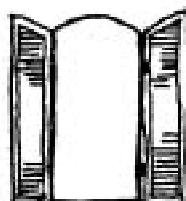
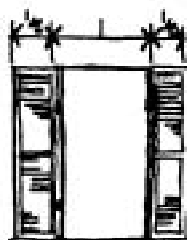
OVERSIZED



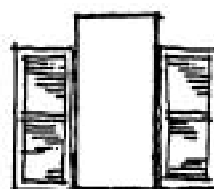
DOES NOT FIT
WINDOW PATTERN



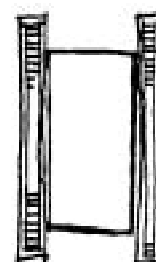
APPROPRIATE SHUTTERS



INAPPROPRIATE SHUTTERS



TOO SHORT
TOO WIDE



TOO LONG
TOO THIN

WOOD SIDING

RECOMMENDED

1. Unrestored wood siding may look beyond repair but is usually in better condition than it looks. The preferred approach to wood siding is as follows:
 - a) Retain all of the sound original wood siding.
 - b) Repair and retain split boards by nailing and/or gluing with waterproof glue.
 - c) Leave concave or convex boards as they are unless there is a problem. If necessary, repair by carefully inserting flat screws in predrilled holes and gradually tighten.
 - d) Putty nail holes.
 - e) Rotten sections should be cut out using a saw, chisel or knife. The new piece to be inserted must match the original in size, profile, and dimensions. It may be a new wood board or a salvaged board.
 - f) Missing boards should be replaced with new or salvaged wood boards to match the original.
 - g) Siding should be primed and painted after being scraped of all loose paint and washed.
2. Replacement of original siding is generally justified only by documented problems with the material's structural condition. Aesthetic reasons generally do not justify replacement. As a rule, the following are conditions which generally do justify replacement:
 - a) badly rotten wood
 - b) boards with a splits (especially multiple splits) which cannot reasonably be repaired
 - c) burned wood
 - d) missing wood

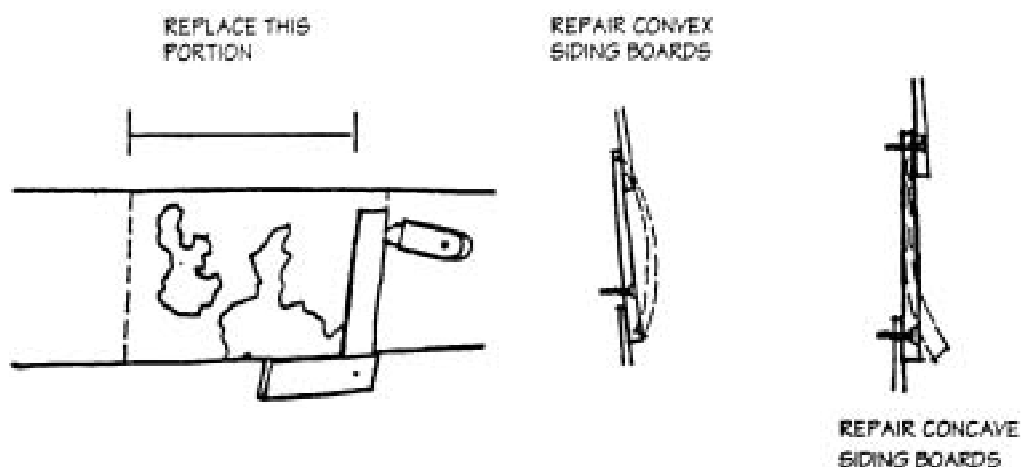
NOT RECOMMENDED

1. Removing the original siding. It provides important physical, evidence of a building's history and adds immeasurable to a building's historic character. Even if replaced with new matching wood siding, the irregularities which record the building's evolution through time and give it its character are lost. In short, the

historic significance of a building where the original siding is removed is diminished.

As a rule, the following reasons generally do not justify replacement:

- a) To remove paint
 - b) To avoid repairs
 - c) To hide past or planned alterations
 - d) To increase energy efficiency
 - e) To restore the "original" appearance (to look "new").
2. If it is covered with insul-brick or other material, do not assume the original siding will need total replacement. Assess the situation only after total removal of the covering material. Assessment based on partial removal may lead to the wrong conclusion.
 3. If replacement of siding is justified (partial or total) avoid using any material other than real wood with dimensions, profile, size and finish to match the original. Hardboard, plywood, aluminum, vinyl or other synthetic or unnaturally composed materials do not look, feel, wear or age like the original and should be avoided.
 4. It is neither necessary nor in many cases desirable to remove all old paint from wood. Methods to accomplish total removal of paint can be damaging to the siding and should be pursued with great care. The use of high pressure water blasting (over 600 psi), sandblasting, rotary sanding or a blow torch should be avoided.



GUIDELINES FOR RENOVATING NON-CONTRIBUTING BUILDINGS

Buildings identified on the Building Significance Map as non-contributing can be assumed to have little, if any, historic significance. Work done to such buildings should follow the guidelines in this section. Work that is proposed to a building identified as non-contributing is viewed somewhat differently than work done to a contributing building. The effect that a building alteration has on surrounding historic buildings and on the character of the area is the primary factor rather than the effect on the subject building itself. This different perspective results in a much greater latitude for change in non-contributing buildings than in contributing buildings.

RECOMMENDED

1. Consider the following issues when planning major alterations to non-contributing buildings:
 - a) Does the building have good design features that should be kept, enhanced, or can otherwise contribute to the new design?
 - b) What are the prevalent materials, colors, heights, architectural features, etc. in the surrounding area?
 - c) What is the context of the building, i.e. historic buildings, non-historic buildings, vacant land?
 - d) Does the non-historic building have an aesthetic effect on any historic buildings?
2. Renovations, alterations and rehabilitation should use quality materials and craftsmanship.
3. New architectural elements added to a non-historic building should be of a simple design compatible with the building and not visually intrusive within the district.

NOT RECOMMENDED

1. Materials, patterns and colors that directly conflict with surrounding historic buildings and the general character of its surroundings.
2. Altering a non-historic building to reflect an earlier time or another place.
3. Adding historic-looking features to a non-historic building to make the building look historic or of an earlier time period.

NEW CONSTRUCTION GUIDELINES

The purpose of these guidelines is to present concepts, alternatives, and approaches which will produce design solutions that recognize the characteristics of the St. Joseph area and bring harmony between new and existing buildings. the guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions which may be appropriate. While guidelines can create an acceptable framework they cannot insure any particular result. Consequently people may hold a wide range of opinions about the resultant designs since those designs are largely a factor of the designer's ability.

New construction should reflect the design trends and concepts of the period in which it is created. New structures should be in harmony with the old and at the same time be distinguishable from the old so the evolution of the St. Joseph historic area neighborhood can be interpreted properly.

NEW CONSTRUCTION GUIDELINES: CONTEXT

Guidelines serve as aids in designing new construction which reacts sensitively to the existing context in a manner generally believed to be appropriate. Therefore, the most important first step in designing new construction in any historic district is to determine just what the context is to which the designer is expected to be sensitive.

Every site will possess a unique context. This will be comprised of the buildings immediately adjacent, the nearby area (often the surrounding block), a unique subarea within the district, and the district as a whole.

Generally, new construction will occur on sites which fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

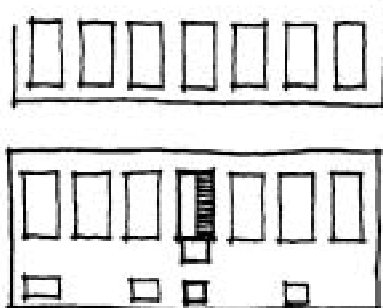
1. **DEVELOPED SITE.** This is usually a site upon which there already exists an historic primary structure. New construction usually involves an addition to the buildings or the construction of an accessory building such as a garage.
Context. New construction must use the existing historic building as its most important, perhaps only, context.
2. **ISOLATED LOT.** This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.
Context. The existing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.
3. **LARGE SITE.** This is usually a combination of several vacant lots, often the result of previous demolition.
Context. Since this type of site was usually created as a result of relatively extensive demolition, its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such case, a somewhat larger area than the immediate environment must also be looked to for context, especially if other vacant land exists in the immediate area.
4. **EXPANSIVE SITE.** This site may consist of a half block or more of vacant land or the site may be a smaller one surrounded by many other vacant sites. Often there is much vacant land surrounding the site.
Context. The context of adjacent buildings is often very weak or non-existent. In this case, the surrounding area provides the primary context to the extent that it exists. Beyond that, the entire historic area is the available context for determining character. This type of site often offers the greatest design flexibility. Where the strength of the context varies at different points around a site, new design should be responsive to the varying degrees of contextual influence.

NEW PRIMARY STRUCTURES

The first step to take in designing new construction is to define the context within which it will exist. Once the context is understood, the following guidelines are meant to assist in finding a compatible design response. Setbacks, orientation, spacing, heights, outline, and mass are elements which generally relate to a building's fit within its surrounding street character. Style, fenestration, foundation, entry, and materials are elements which generally describe the architectural compatibility of a new building to its existing neighbors.

DEVELOPED SITE

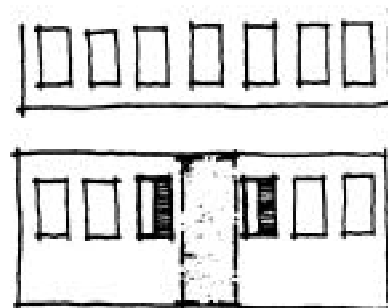
ADDITION TO EXISTING BUILDING



USE EXISTING BUILDING IN DETERMINING
PRIMARY DESIGN OF ADDITION

ISOLATED SITE

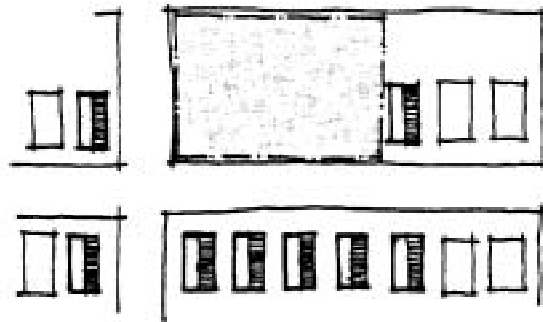
NEW BUILDING ON SINGLE LOT



USE EXISTING BUILDINGS SURROUNDING
THE SITE IN DETERMINING DESIGN OF
NEW BUILDING

LARGE SITE

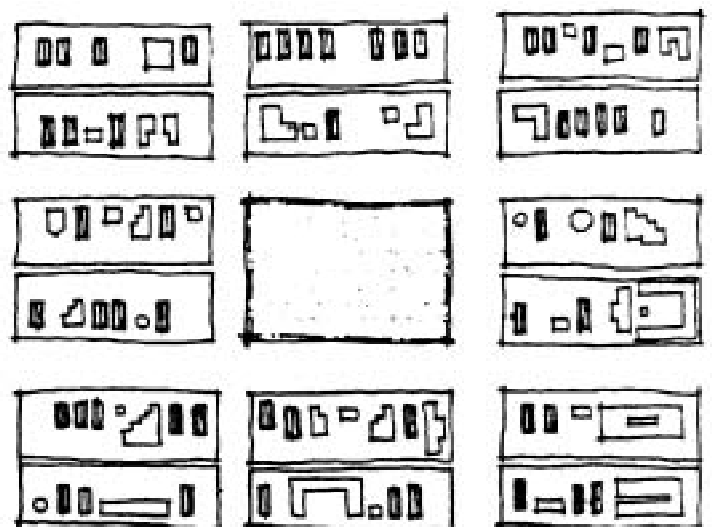
NEW BUILDING ON SEVERAL SITES



USE EXISTING BUILDINGS SURROUNDING
THE SITE IN DETERMINING DESIGN OF
NEW BUILDING

EXPANSIVE SITE

NEW BUILDINGS ON LARGE SITE



USE EXISTING BUILDINGS THROUGHOUT
THE AREA IN DETERMINING DESIGN OF
NEW BUILDING

MATERIALS: The visual, structural, and performance characteristics of the materials visible on a building exterior.

RECOMMENDED

1. Textures, patterns and dimensions of building materials should be compatible with those found on historic buildings in the area.
2. Natural materials, although modern materials may be considered provided they appear and perform like natural materials.

NOT RECOMMENDED

1. The application of salvaged brick, old clapboard siding, barnsiding or any other recycled materials on the exterior of new construction. The use of new compatible material is preferable.
2. Brick as the primary material on a building when its use will result in a significant alteration of the traditional relationship of brick to wood buildings in an area. New construction should reflect this historic distribution of building material.

TYPICAL SIDING ON HISTORIC BUILDINGS



MAY BE APPROPRIATE ON NEW CONSTRUCTION



INAPPROPRIATE



TOO WIDE

WRONG DIRECTION

DIAGONAL

TOO RUSTIC/GRAINY

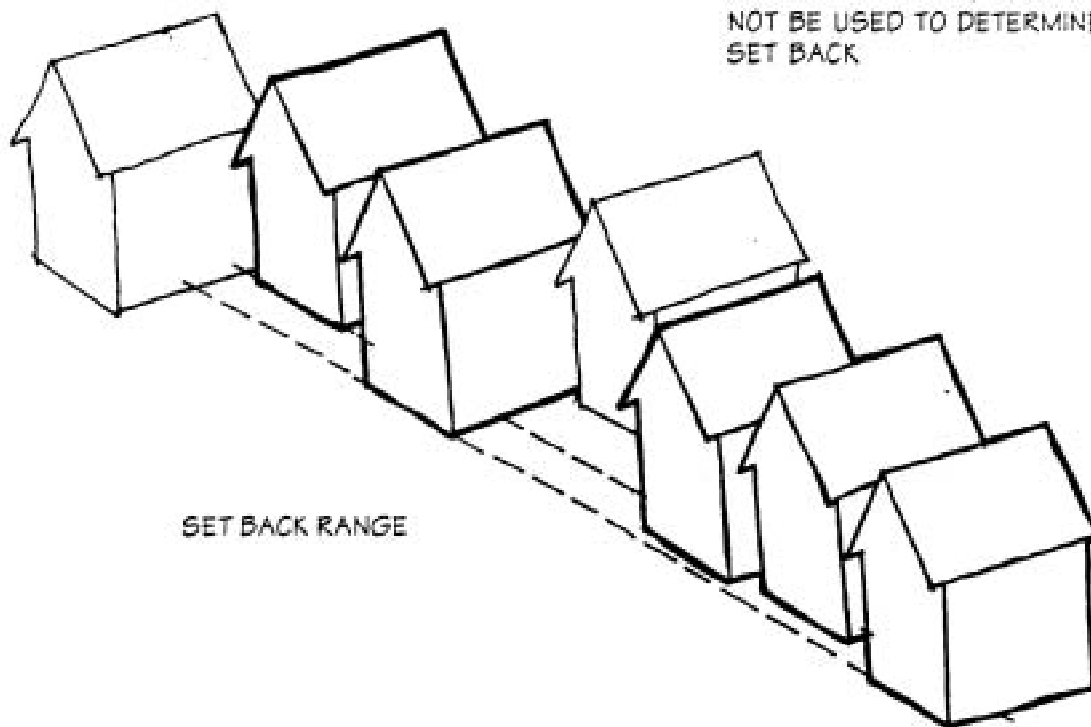
SETBACK: The distance a building is set back from a street.

RECOMMENDED

1. A new building's setback should relate to the setback pattern established by the existing block context rather than the setbacks of building footprints which no longer exist. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.
2. If setbacks are varied, new construction can be located within a setback which falls within an "envelope" formed by the greatest and least setback distances.
3. If setbacks are uniform, new construction must conform.
4. On corner sites, the setbacks from both streets must reflect the context.
5. New commercial construction should reestablish the historic "building wall" whenever one historically existed.

CLOSER TO STREET THAN MOST
AND SHOULD NOT BE USED TO
DETERMINE SETBACK

SET BACK MUCH MORE
THAN MOST AND SHOULD
NOT BE USED TO DETERMINE
SET BACK



ORIENTATION: The direction which a building faces.

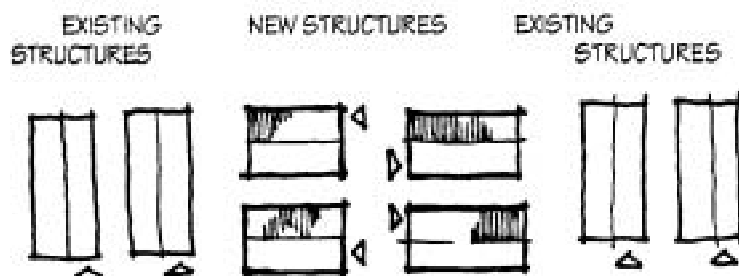
RECOMMENDED

1. New buildings oriented toward the street.

NOT RECOMMENDED

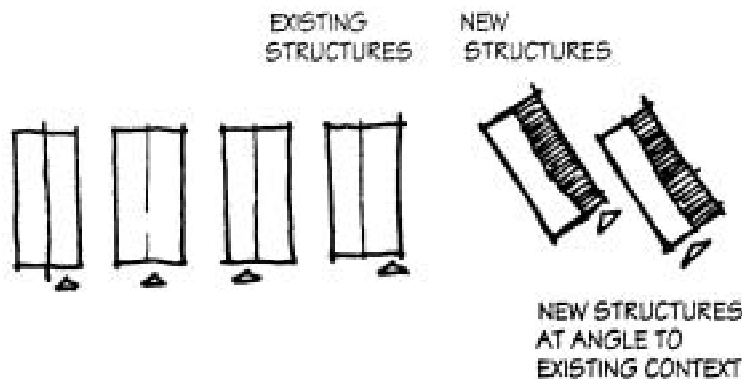
1. New buildings at angles to the street which are not characteristic within the building or neighborhood context.
2. Buildings or building groupings which turn away from the street and give the appearance that the street facade is not the front facade.

INAPPROPRIATE



NEW STRUCTURES DO
NOT FACE THE STREET
AS EXISTING STRUCTURES

INAPPROPRIATE



SPACING: The distance between contiguous buildings along a blockface.

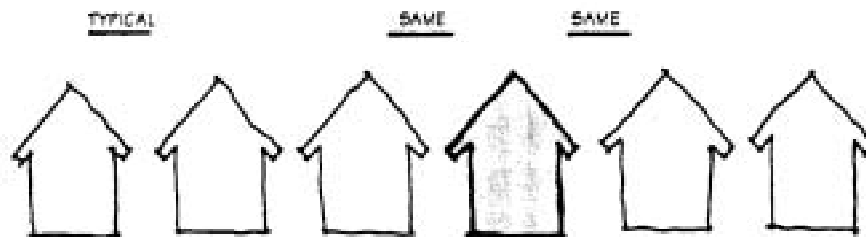
RECOMMENDED

1. New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

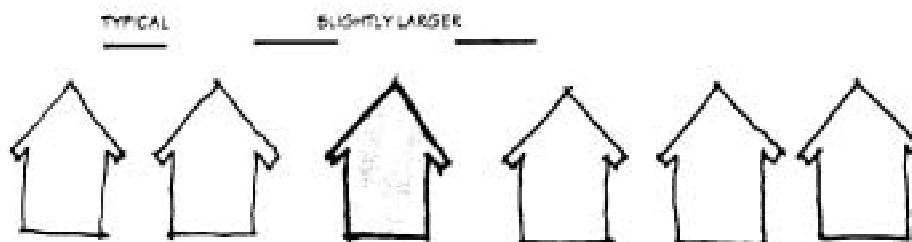
NOT RECOMMENDED

1. The creation of large open spaces where non existed historically. Such spacing is uncharacteristic and establishes holes in the traditional pattern and rhythm of the street.

APPROPRIATE



MAYBE



INAPPROPRIATE



BUILDING HEIGHTS: The actual height of buildings and their various components as measured from the ground.

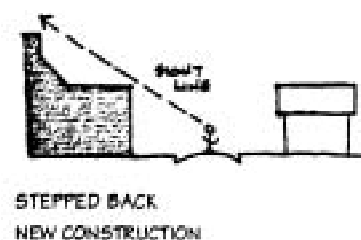
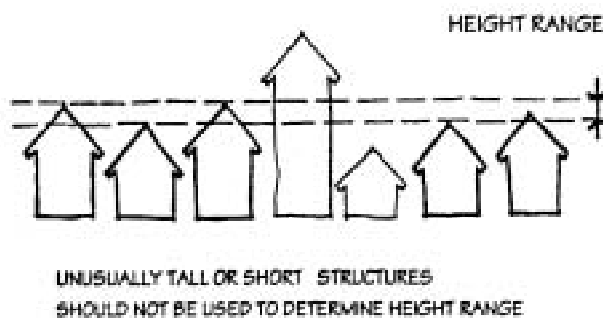
NOTE: In areas governed by this plan, heights should be determined using these guidelines rather than those noted in the zoning ordinance.

RECOMMENDED

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range. If the pattern of the block is characterized by a variety of heights, then the height of new construction can vary from the lowest to highest on the block.
2. Cornice heights can be as important as overall building heights and where there is uniformity, should conform with contiguous buildings in a similar manner.
3. New construction at the end of a block should take into account building heights on adjacent blocks.
4. If the area immediately contiguous to new construction does not offer adequate context to establish an appropriate new building height, the larger historic area context should be assessed.
5. Porch height can have an impact on the height relationships between buildings and should align with contiguous porch foundation and roof heights in a similar manner to building heights.
6. Foundation and floor line heights should be consistent with contiguous properties.

NOT RECOMMENDED

1. Any building height that appears either diminutive or overscale in relation to its context.



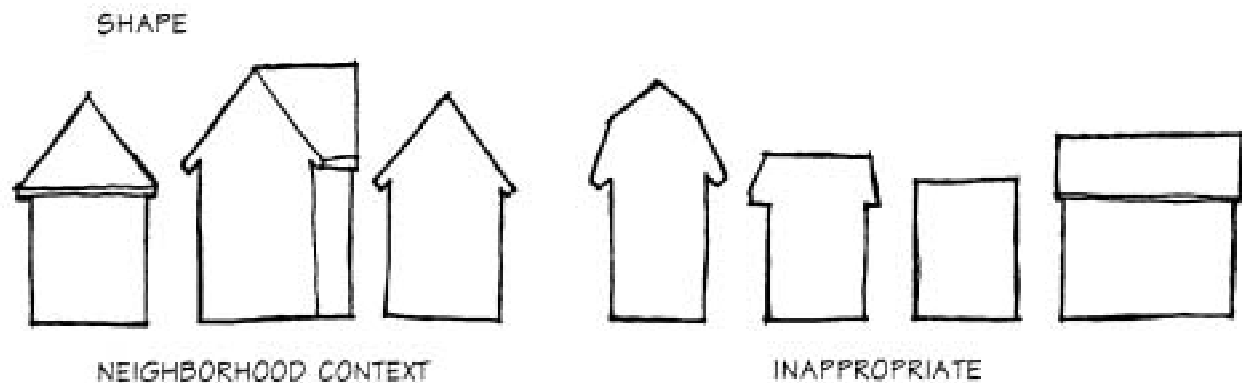
OUTLINE: The silhouette of a building as seen from the street.

RECOMMENDED

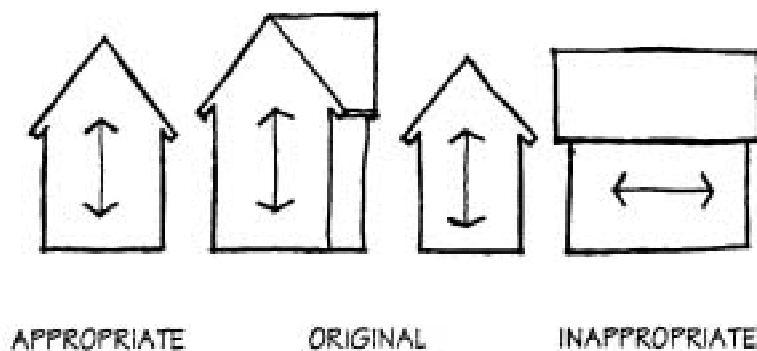
1. The basic outline of a new building should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing buildings in its context.

NOT RECOMMENDED

1. Roof shapes which create uncharacteristic shapes, slopes and patterns.



DIRECTIONALITY



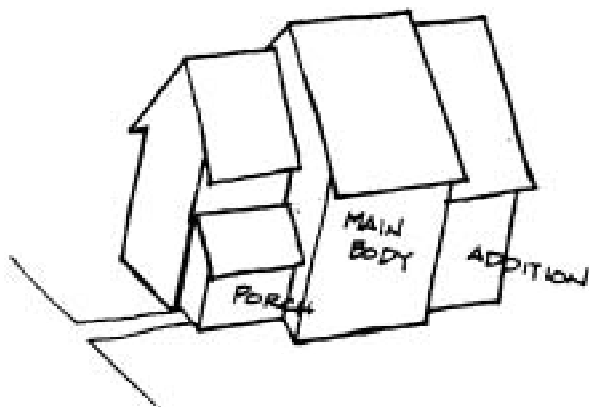
MASS: The three dimensional outline of a building.

RECOMMENDED

1. The total mass of a new building should be compatible with surrounding buildings.
2. The massing of the various parts of a new building should be characteristic of surrounding buildings.
3. If the context suggests a building with a large mass but the desire is for a smaller space, consider more than one unit as a means to increase the size of the building.
4. A larger than typical mass might be appropriate if it is broken into elements which are visually compatible with the mass of the surrounding buildings.

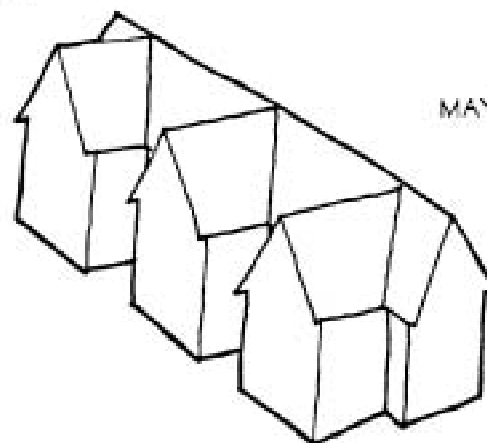
NOT RECOMMENDED

1. Near total coverage of a site unless doing so is compatible with the surrounding context.



OBSERVE MASSING
OF BUILDING PARTS

COMPOSITION OF BUILDING



STYLE AND DESIGN: The creative and aesthetic expression of the designer.

RECOMMENDED

1. No specific styles are recommended. Creativity and original design are encouraged. A wide range of styles is theoretically possible and may include designs which vary in complexity from simple to decorated.
2. Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches.

NOT RECOMMENDED

1. The imitation of historic styles. A district is historic because of actual historic buildings, not because it has been made to "look" historic. New construction will eventually be seen as part of the district's history and will need to be read as a product of its own time.
2. The adoption of, or borrowing from styles, motifs or details of a period earlier than that of the historic district or which are more typical of other areas or cities.

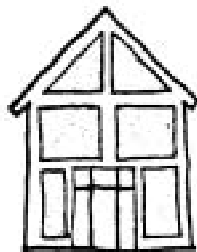
FENESTRATION: The arrangement, proportioning, and design of windows, doors and openings.

RECOMMENDED

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportions of glass to solid which is found on surrounding buildings should be reflected in new construction.

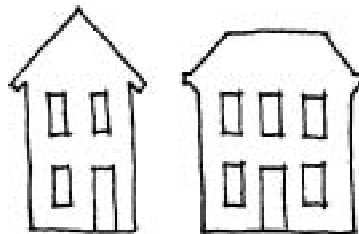
NOT RECOMMENDED

1. Window openings which conflict with the proportions and directionality of those typically found on surrounding historic buildings.
2. Window sash configurations which conflict with those on surrounding buildings.

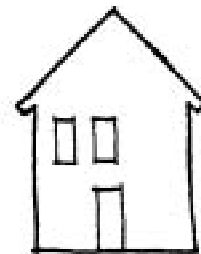


PROPORTION OF
GLASS TO SOLID
IS NOT COMPATIBLE

CONTEXT



INAPPROPRIATE



DOES NOT KEEP
RHYTHM OF
OPENINGS



WINDOW PROPORTIONS
AND DIRECTION ARE
NOT COMPATIBLE

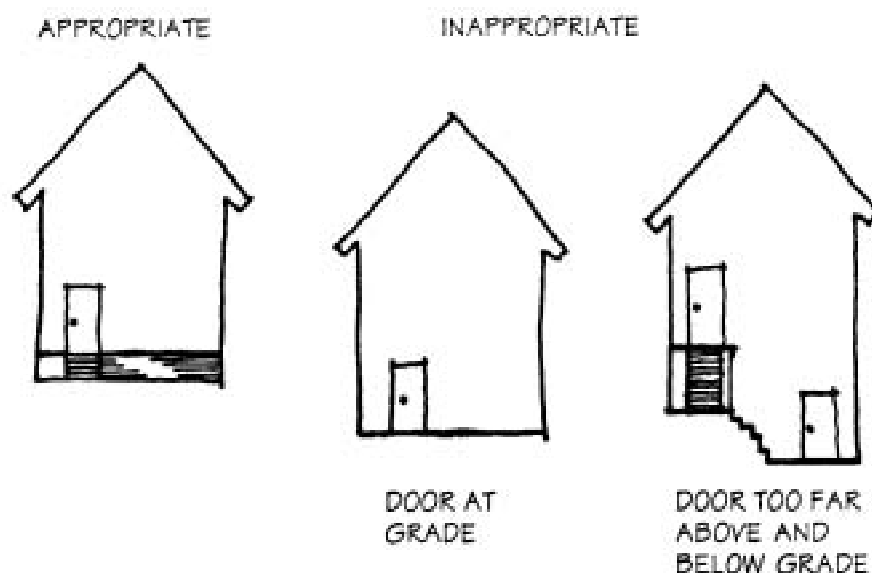
FOUNDATION: The support base upon which a building sits.

RECOMMENDED

1. New construction should reflect the prevailing sense of foundation height on contiguous buildings.

NOT RECOMMENDED:

1. High, raised entrances if surrounding buildings are raised only two or three steps off the ground.
2. Designs which appear to hug the ground if surrounding buildings are raised on high foundations.



ENTRY: The actual and visually perceived approach and entrance to a building.

RECOMMENDED

1. Entrances may characteristically be formal or friendly, recessed or flush, grand or commonplace, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.

NOT RECOMMENDED

1. Entrances which are hidden, obscured, ambiguous, or missing.
2. Designing approaches to buildings which are uncharacteristic within the area.

NEW ADDITIONS & ACCESSORY BUILDINGS

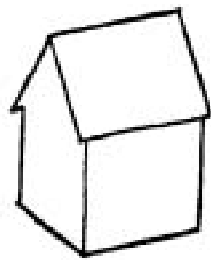
When designing a new addition to an historic building or a new accessory building such as a garage or storage building, the context to which the designer must relate is usually very narrowly defined by the existing buildings on the site. For the most part, the guidelines pertaining to new construction of primary structures (see previous section) are applicable to additions and accessory buildings as long as it is remembered that there is always a closer and more direct relationship with an existing building in this case. The following guidelines are specific to additions and accessory buildings and are particularly important when undertaking such a project.

RECOMMENDED

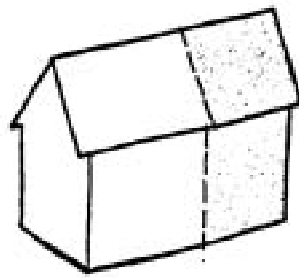
1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent other wise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
2. Additions should be located at the rear, away from the front facade.
3. The scale, height, size, and mass should relate to the existing building and not overpower it. The mass and form of the original building should be discernible, even after an addition has been constructed.
4. Additions and accessory buildings should be discernible as a product of their own time.

NOT RECOMMENDED

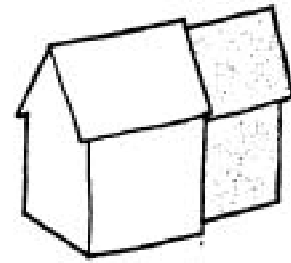
1. Obscuring significant architectural detailing with new additions.
2. Altering the roof line of an historic building in a manner which affects its character.
3. Additions which look as though they were a part of the original house. Additions should be differentiated from the original buildings.
4. Additions near the front facade and at the side.
5. Imitating historic styles and details although they may be adapted and reflected.
6. Blocking the light of adjacent buildings.



ORIGINAL
STRUCTURE

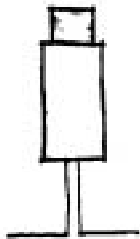


ADDITION
ADDITION NOT
DISTINGUISHABLE
FROM ORIGINAL STRUCTURE

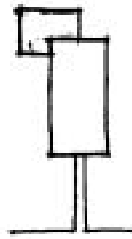


ADDITION
ADDITION LOOKS
ADDED TO ORIGINAL
STRUCTURE

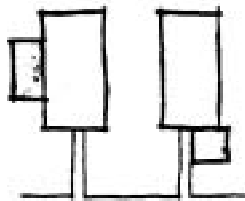
NEW ADDITIONS



APPROPRIATE



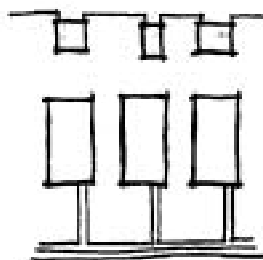
MAYBE



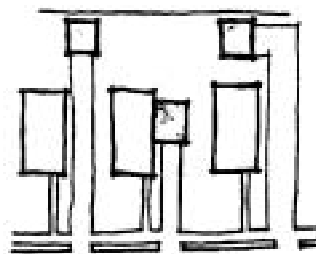
INAPPROPRIATE

INAPPROPRIATE
OUT BUILDINGS TO BE
IN SCALE WITH HOUSE

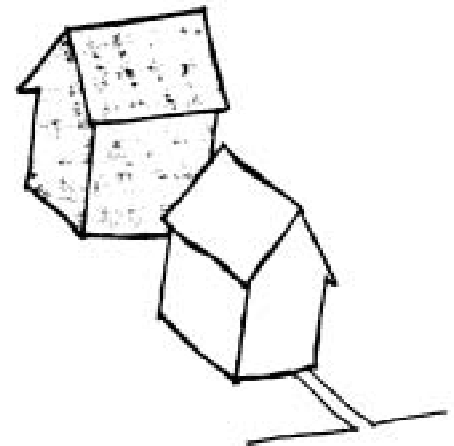
NEW GARAGES



APPROPRIATE



INAPPROPRIATE



SITE DEVELOPMENT AND LANDSCAPE GUIDELINES

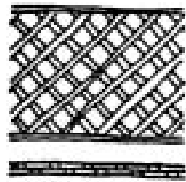
RECOMMENDED

1. Maintain the original topographic character of a site as perceived from the street.
2. Office-street parking located at the rear of the properties, oriented toward alleys, and screened if appropriate.
3. Parking lot dimensions, including the size of spaces, traffic pattern, and turning radius are to conform with the latest edition of Architectural Graphic Standards or other accepted city standards so that all spaces are usable and accessible.
4. Privacy fences, if desired, that enclose only the rear yard.
5. Front yard fences, if desired, that are open in style and relatively low (usually not in excess of 42"). Picket, wrought-iron, or other ornamental fence may be appropriate, depending on the use of the property.
6. Trees that frame and accent buildings.

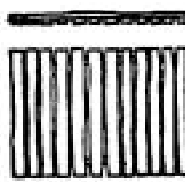
NOT RECOMMENDED

1. Significant changes in site topography by excessive grading or addition of slopes and berms.
2. Rear privacy fences which begin any closer to the street than a point midway between the front and rear facades of the primary structure.
3. Privacy fences which are over six (6) feet high.
4. Inappropriate fence types such as chain link, basket weave, shadow box, split rail, stockade and louvered.
5. Suburban massing of landscape materials and excessive foundation planting.
6. Decorative yard embellishments which are characteristic of an earlier era or a different place.

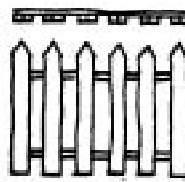
APPROPRIATE WOOD FENCES



LATTICE

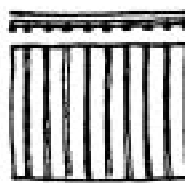


SLAT

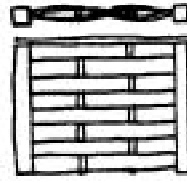


PICKET

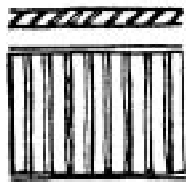
INAPPROPRIATE WOOD FENCES



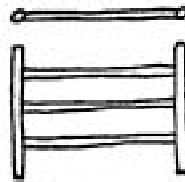
BOARD & BATTEN



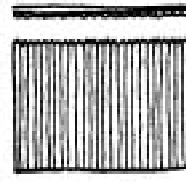
BASKETWEAVE



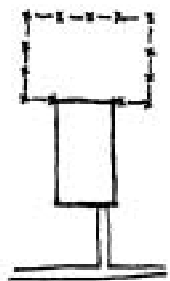
LOUVER



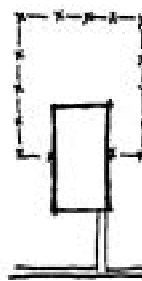
SPLIT RAIL



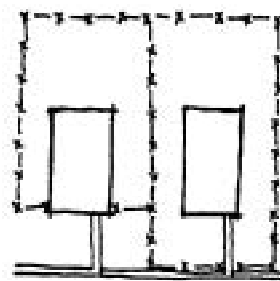
STOCKADE



APPROPRIATE
PRIVACY FENCE

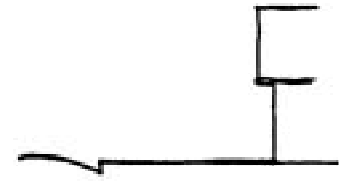


MAYBE

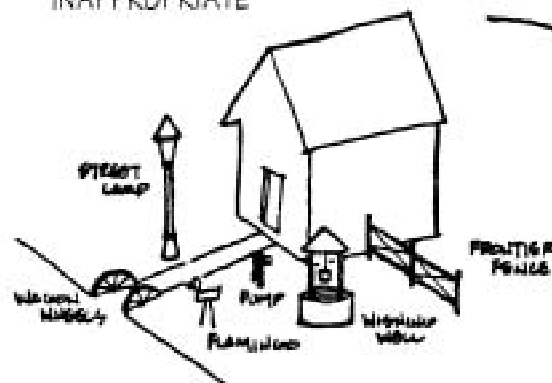
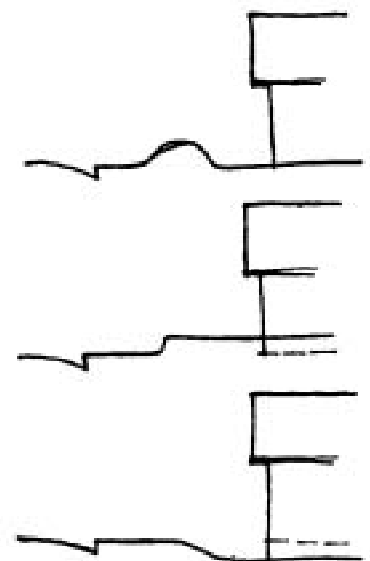


INAPPROPRIATE

TYPICAL SITE GRADING



INAPPROPRIATE



INAPPROPRIATE LAWN DECORATIONS

GUIDELINES FOR MOVING BUILDINGS

Historic buildings existing in the St. Joseph Historic Area should not be moved to other locations in the district. The moving of an historic structure should only be done as a last resort to save a building or possibly considered in the case where its move is necessary to accomplish development so critical to the neighborhood's revitalization that altering the historic context is justified. Moving a building strips it of a major source of its historic significance; its location and relationship to other buildings in the district. The existence of relocated buildings, especially in significant numbers, confuses the history of the district. The following guidelines are meant to assist in determining the appropriateness of moving a building.

RECOMMENDED

1. The building to be moved should be in danger of demolition at its present location or its present context so altered as to have lost significance.
2. The building to be moved should be compatible with the architecture surrounding its new site relative to style, scale, materials, mass and proportions.
3. The siting of a building on a new site should be similar to its previous site.
4. After a building is moved, covenants should be to the deed detailing the type of work necessary for minimum proper restoration.
5. A plaque describing the date of the move and the original location should be placed in a visible location on the building.

NOT RECOMMENDED

1. Moving a building from outside the district if its loss will have a negative effect on its original neighborhood.
2. Moving buildings within the district. The existing location and relationship of buildings is a part of the neighborhood's history and gives us knowledge of historic lifestyles, development patterns, attitudes and neighborhood character.

SIGN GUIDELINES

RECOMMENDED

1. The location of signs on commercial buildings should conform with the traditional placement of signs on such buildings. On historic buildings the appropriate place is often on lintel strips above the store front.
2. The size, scale, color, shape, and graphics of commercial signs should be compatible with the building and the surrounding area.
3. Lighting should be subtle and be compatible with the historic character of the district.
4. Signs which identify home occupations should be:
 - a) identification only (not advertising)
 - b) no greater than one square foot of surface area
 - c) designed to be read at the entrance rather than from the street
 - d) discreetly mounted against the building
5. Lettering styles should be legible, message should be simple, and fabrication should be done with quality materials and craftsmanship.
6. A majority of the sign face should contain the business name and image.
7. Any temporary or incidental sign that is allowed by the sign Regulations of Marion County should adhere to the following guidelines:
 - a) Architectural features on the building should not be obscured, and
 - b) attachment to historic material should be done in such a way that any change is reversible.
8. Awning and canopy signs should be affixed flat or flush to the surface and scaled so as to not dominate the awning or canopy.
9. Historic signs inventoried in this plan should be retained and restored.
10. Window signs are signs that are affixed to or located on the interior side of a window, in such a manner that the purpose is to convey the message to the outside. These signs should be handpainted or silkscreened to the glass. Size and scale of the sign should relate to the window opening size. Allow at least eighty percent (80%) visibility through the window.
11. Signs should comply with all applicable ordinances and regulations.

NOT RECOMMENDED

1. Internally lighted signs and awnings.

2. Freestanding ground-mounted or pole signs, especially in residential areas.
EXCEPTION: A free standing ground-mounted or pole sign may be considered appropriate when used to identify an historic resource that is open to the public. Such signs should be pedestrian-oriented and simple in design.
3. Billboards or other off-premises advertising signs.
4. Signs identifying a home occupation, historic information, or neighborhood association membership should not:
 - a) be individually lighted
 - b) be freestanding
 - c) constitute advertising
5. Signs which conceal architectural details.
6. Signs which have negative impact on residential buildings.
7. Listing of products and services (not to exceed 10% of sign face and not detract from primary business identification).
8. Box signs that are constructed as independent box-like structures.
9. Flashing or animated signs.
10. Roof signs.
11. A projecting sign, unless it is pedestrian oriented and its location, size, style, method of attachment, material and lighting is compatible with the building to which it is attached as well as its surrounding context.

APPROPRIATE SIGN LOCATIONS AND TYPES



INAPPROPRIATE SIGN LOCATIONS AND TYPES



PARKING LOT GUIDELINES

RECOMMENDED

1. Hard surfaces including asphalt, concrete, brick, paver blocks.
2. Surface lots edged with concrete, stone, or brick curbing.
3. Orderly and efficient layout of parking spaces to minimize congestion and overcrowding, including pavement markings with durable paint indicating parking spaces and flow of traffic.
4. Use of existing alleys for access whenever possible.
5. Physical and visual barriers between parking areas and a public sidewalk, street, alley, and/or residential area. These may include but are not limited to a masonry or solid urban wall with a minimum height of 3' 6", landscaping and fencing or some combination of the above.
6. Lighting fixtures designed to be compatible with the context in which they are placed. Lights installed in lots adjacent to residential properties should be low and shielded to reduce glare.
7. Electrical lines to light fixtures automatic gates and attendant booths should be buried below grade.
8. Parking lot drainage and access curb cuts that meet standards established by DOT and DPW.
9. A minimum of one deciduous shade tree planted on the interior of the lot for every ten (10) parking spaces for any parking lot with twenty or more parking spaces.
10. Minimum sizes and spacing for required landscaping as follows:
 - A. Deciduous shade trees - two and one-half (2-1/2) inch caliper at six (6) inches above ground, with one (1) tree planted every forth(40) feet on center.
 - B. Deciduous ornamental trees - one and one-half (1-1/2) inch caliper at six (6) inches above the ground, with one (1) tree planted every twenty-five (25) feet on center.
 - C. Multi-stemmed trees - eight (8) feet in height.
 - D. Densely twigged deciduous or evergreen shrubs - thirty-six (36) inches in height.

11. A ten-foot buffer with 100% of the linear distance screened between a parking area, a primary street, residential uses, and sidewalks, using trees meeting minimum size requirements and spacing, and one or a combination of the following:
 - A. Architectural Screen - a wall or fence that is simple in design and blends with the historic character of the district of one of the following:
 - a) a solid wall with a minimum height of 42", or
 - b) open wall or fence up to 72" (with a minimum height of 42") if sight barrier is less than 60% and is used in combination with a plant material screen.
 - B. Plant Material Screen - a compact hedge of evergreen or densely twigged deciduous shrubs with a minimum ultimate height of thirty-six (36) inches.

NOTE: The remaining ground area shall be planted and maintained in grass or other suitable ground cover.
12. Replacement during the next planting season of any plantings that are required in a Certificate of Appropriateness and that have died or have been removed.

NOT RECOMMENDED

1. Railroad ties, landscape timbers or similar elements used as edging for surface parking lots.
2. New curb cuts whenever existing curb cuts or alley access is available.
3. Excessive widths for new driveways.
4. Residential or suburban fencing styles, including chain link.

VIII. DEMOLITION GUIDELINES



Cox-Stewart House, 1000 North Delaware Street [demolished]. Wilbur Peat
Collection, Indiana Historical Society Library.

VIII. DEMOLITION GUIDELINES

INTRODUCTION

This section explains the type of work considered in this plan to be demolition as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition. Before receiving any permits or undertaking any work that constitutes demolition, a Certificate of Appropriateness or Authorization from the Indianapolis Historic Preservation Commission must be issued.

DEMOLITION DEFINITION

For the purpose of this plan, demolition shall be defined as the razing, wrecking or removal by any means of the entire or partial exterior of a structure. The following examples are meant to help define demolition and are not all-inclusive:

- 1) The razing, wrecking or removal of a total structure.
- 2) The razing, wrecking or removal of apart of a structure, resulting in a reduction in its mass, height or volume.
- 3) The razing, wrecking or removal of an enclosed or open addition.

Some work that may otherwise be considered demolition may be considered rehabilitation, if done in conjunction with an IHPC Certificate of appropriateness for rehabilitation. Examples include:

- 1) The removal or destruction of exterior siding and face material, exterior surface trim, and portions of exterior walls.
- 2) The removal or destruction of those elements which provide enclosure at openings in any exterior wall (e.g., window units, doors, panels).
- 3) The removal or destruction of architectural, decorative or structural features and elements which are attached to the exterior of a structure (e.g., parapets, cornices, brackets, chimneys).

Examples of work not included in demolition:

- 1) Any work on the interior of a structure.
- 2)* The removal of exterior utility and mechanical equipment.
- 3)* The removal, when not structurally integrated with the main structure, of awnings, gutters, downspouts, light fixtures, open fire escapes and other attachments.
- 4)* The removal of signs.
- 5)* The removal of paint.
- 6)* The removal of site improvement features such as fencing, sidewalks, streets, driveways, curbs, alleys, landscaping, and asphalt.
- 7) The replacement of clear glass with no historic markings.

NOTE: Items 2, 3, 4, 5 and 6 may be considered rehabilitation and require a Certificate of Appropriateness under other guidelines in this plan.

CRITERIA FOR DEMOLITION

The IHPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter only if it finds one or more of the following:

- 1) The structure poses an immediate and substantial threat to the public safety.
- 2) The historic or architectural significance of the structure or part thereof is such that, in the Commission's opinion, it does not contribute to the historic character of the structure and the district, or the context thereof.
- 3) The demolition is necessary to allow new development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought, and/or
- 4) The structure or property cannot be put to any reasonable economically beneficial use for which it is or may be reasonable adapted without approval of demolition.

The IHPC may ask interested individuals or organizations for assistance in seeking an alternative to demolition.

When considering a proposal for demolition, the IHPC shall consider the following criteria for demolition as guidelines for determining appropriate action:

Condition

Demolition of an historic building may be justified by condition, but only when the damage or deterioration to the structural system is so extensive that the building presents an immediate and substantial threat to the safety of the public. In certain instances demolition of selective parts of the building may be authorized after proper evaluation by the Indianapolis Historic Preservation Commission.

Significance

The Commission has the responsibility of determining the significance of a structure and whether it contributes to the district. It shall consider the architectural and historical significance of the structure individually, in relation to the street, and as a part of the district as a whole. These same considerations will be given to parts of the building. The Commission will also consider how the loss of a building, or a portion thereof, will affect the character of the district, the neighboring buildings, and in the case of partial demolition, the building itself. Buildings that are noted in the plan as non-contributing or potentially contributing shall be researched to confirm that there is no obscured architectural or historical significance.

In making its determination of significance, the Commission shall consider the following:

- 1) Architectural and historical information included in this plan.
- 2) Information contained in the district's National Register nomination.
- 3) Information contained in any other professionally conducted historic surveys pertaining to this district.
- 4) The opinion of its professional staff.

- 5) Evidence presented by the applicant.
- 6) Evidence presented by recognized experts in architectural history.

Replacement

Demolition of a structure may be justified when, in the opinion of the Commission, the proposed new development with which it will be replaced is of greater significance to the preservation of the district than retention of the existing structure. This will only be the case when the structure to be demolished is not of material significance, the loss of the structure will have minimal effect on the historic character of the district, and the new development will be compatible, appropriate and beneficial to the district.

To afford the Commission the ability to consider demolition on the basis of replacement development, the applicant shall submit the following information as required by the Commission or its staff:

- 1) Elevations and floor plans.
- 2) A scaled streetscape drawing showing the new development in its context (usually including at least two building on either side).
- 3) A site plan showing the new development and structure(s) to be demolished.
- 4) A written description of the new development.
- 5) A time schedule for construction and evidence that the new construction will occur.
- 6) Any other information which would assist the Commission in determining the appropriateness of the new development and its value relative to the existing structure(s).

Economics

If requested by the applicant, the Commission shall consider whether the structure or property can be put to any reasonable economically beneficial use for which it is or may be adapted including (for income producing property) whether the applicant can obtain a reasonable economic return from the existing property without the demolition. The owner has the responsibility of presenting clear and convincing evidence to the Commission. The Commission may prepare its own evaluation of the property's value, feasibility for preservation, or other factors pertinent to the case.

To afford the Commission the ability to consider the economic factors of demolition, the applicant shall submit the following information when required by the Commission:

- 1) Estimate of the cost of the proposed demolition and an estimate of any additional costs that would be incurred to comply with recommendations of the Commission for changes necessary for the issue of a Certificate of Appropriateness.
- 2) A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation.

- 3) Estimated market value of the property both in its current condition, and after completion of the proposed demolition to be presented through an appraisal by a qualified professional appraiser.
- 4) An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure.
- 5) For property acquired within twelve years of the date an application for a Certificate of Appropriateness is filed: amount paid for the property, the date of acquisition, and the party from whom acquired, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was acquired, and any terms of financing between the seller and buyer.
- 6) If the property is income-producing, the annual gross income from the property for the previous two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
- 7) Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two years.
- 8) All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing or ownership of the property.
- 9) Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years.
- 10) Copy of the most recent real estate tax bill.
- 11) Form of ownership or operation of the property, whether sole proprietorship, for-profit or non-for-profit corporation, limited partnership, joint venture, or other method.
- 12) Any other information which would assist the Commission in making a determination as to whether the property does yield or may yield a reasonable return to the owners, e.g. proforma financial analysis.

IX. APPENDICES



St. Claire Theatre, 800-806 Ft. Wayne Avenue, November 27, 1929. Photograph by
Bass Photo Co. Collection, Indiana Historical Society Library. (Negative #214274F).

APPENDIX

Building Condition Ratings

The survey of building conditions conducted for this plan used the following categories as guides for an exterior rating. This is not meant to be an architectural assessment, but a general visual estimate of relative building conditions in the neighborhood.

SOUND

- Satisfactory or needs "handy man" operations.
- A primary structure that is adequate for its use or could be made so with a few relatively simple maintenance activities--such as paint with little preparation or patching.

MINOR DETERIORATION

- Some lack of maintenance resulting in deterioration of the building.
- A primary structure that appears structurally stable, yet required maintenance involving more considerable time, effort and materials--such as paint with extensive preparation, doors or windows in a dilapidated condition, gutters in need of replacement or repair.

MAJOR DETERIORATION

- Hazardous neglect of the structure.
- A primary structure that requires structural correction and/or replacement of surface materials. Examples are: settling or crumbling foundations; leaning walls or chimneys; sagging of roof; extensive rotting of wood; loose masonry; doors or windows missing; minor fire damage.

SUBSTANDARD

- Beyond repair.
- A primary structure not fit for use due to structural deterioration, (e.g., section of wall or roof missing, extensive fire damage, more than one major structural deterioration factor).

RECOMMENDED STREET TREES
Department of Metropolitan Development

Division of Planning, 1990

Typical: 2 1/2" caliper, 30' on center

<u>Botanical Name</u>	<u>Common Name</u>	<u>Best Varieties</u>
Acer platanoides	Norway Maple	*Emerald Queen Cleveland Summershade Superform
Acer rubru	Red Maple	*Armstrong Red Sunset
Celtis laevigata	Sugar Hackberry	
Celtis occidentalis	Common Hackberry	Prairie Pride
Cercidiphyllum japonica	Katsura-tree	
Corylus colurna	Turkish Filbert	
Eucommia ulmoides	Hardy Rubber-tree	
Fraxinum americana	White Ash	Autumn Applause
Autumn Purple		Champaign
Country		Rosehill New port Summit
Fraxinum pennsylvanica	Green Ash	*Sentry
Ginkgo biloba (male only)	Ginkgo	
Ostrya virginiana	*American Hophornbeam	
Pyruss calleryana	Callery Pear	*Aristocrat *Chanticleer Fauriei Cleveland Select Redspire
Quercus rubra	Red Oak	
Auercus shumardii	Shumard Oak	
Sophora japonica	Japanese Pagoda Tree	Regent
Tilia cordata	Littleleaf Linden	Chancellor Greenspire Redmond
Ulmus parvifolia	Lacebark Elm	
Zelkova serrata	Japanese Aelkova	Village Green
*Narrow Spread		

PLANNING METHODS

At the first public neighborhood meeting held to discuss Phase II of the St. Joseph Historic Area Plan the staff conducted a group exercise to determine and prioritize neighborhood issues. The twenty people in attendance divided into four groups. Each group listed those issues that were of greatest concern in the neighborhood. Once complete, the large group reconvened and prioritized the issues.

The issues with the highest level of concern include (in descending order):

- 1 - Status of 10th Street
- 2 - Redevelopment of empty lots
- 3 - Status of National Register Nomination
- 4 - Property Maintenance
Demolition of Structures

Below is the list of neighborhood issues with the ranking of high, medium or low level of concern indicated.

	HIGH	MEDIUM	LOW
Status of 10th St.	20	-	-
Security of abandoned buildings - reuse	13	6	1
Redevelopment of empty lots-family housing focus	19	1	-
Infrastructure improvements	12	7	1
Parking-on street and other	9	10	1
Alabama Street Liquor store and surroundings	9	4	7
Change street names back to original names	3	6	10
10th Street restoration	10	8	1
Rezoning	8	9	1
Additional commercial development w/residential	5	8	5
New development with parking requirements	7	8	3
Enforcement of development standards	11	6	2
Incentives for development	13	5	1
Occupied deteriorated structures	12	5	2
Crime	8	8	4
Lack of Daycare	-	3	16
Recycling program	2	5	12
Maintain diversity-Land use	10	6	2
Property maintenance	15	3	1
Plant more trees	9	8	1
Establish a neighborhood park	3	5	10
Density of housing	8	4	4
Housing for various income levels	4	8	6
National Register Status of neighborhood	17	3	-
Demolition of structures	15	4	-
Commercial property maintenance	9	9	-
11th Street housing	13	4	-
Funding for repair/restoration costs	10	8	1

GENERAL INFORMATION

Based on Indiana Code 36-7-11.1 of April 1990

- I. **COMMISSION**: Refers to the Historic Preservation Commission appointed under IC 36-7-11.1-3.
- II. **HISTORIC AREA**: An area, within the county, declared by resolution of the Commission to be of historic or architectural significance and designated an "Historic Area" by the Historic Preservation Plan. This area may be of any territorial size or configuration, as delineated by the plan, without a maximum or minimum size limitation, and may consist of a single historic property, landmark, structure, or site, or any combination of them, including any adjacent properties necessarily a part of the Historic Area because of their effect on and relationship to the historic value and character of the area.
- III. **HISTORIC AREA PLAN**: A preservation plan prepared by the Commission for areas within Marion County declared to be local historic areas. Once the Commission has made a declaratory resolution of the historic or architectural significance of any area, structure, or site designated in it, the proposed plan is presented to the Metropolitan Development Commission for public hearing and adoption as part of the comprehensive plan of the country.
- IV. **CERTIFICATE OF APPROPRIATENESS**: Once a plan is adopted, a person may not construct any exterior architectural structure or feature, or reconstruct, alter, or demolish any exterior or designated interior structure or feature in the area, until the person has filed with the staff of the Commission an application for a Certificate of Appropriateness, plans, specifications, and other materials prescribed, and a Certificate of Appropriateness has been issued. However, this does not:
 - A. Prevent the ordinary maintenance or repair of any exterior or designated interior architectural structure or feature that does not involve a change in design, color, or outward appearance of it.
 - B. Prevent any structural change certified by the Department of Metropolitan Development as immediately required for the public safety because of hazardous conditions.
 - C. Require a Certificate of Appropriateness for work that is exempted by the historic preservation plan.

- V. WORK EXEMPT FROM CERTIFICATE OF APPROPRIATENESS: The historic preservation plan may provide that certain categories of work accomplished in the Historic Area are exempt from the requirement that a Certificate of Appropriateness be issued. Various historic preservation plans may exempt different categories of work.
- VI. CERTIFICATE OF AUTHORIZATION: The Certificate of Authorization is granted to allow an applicant to proceed with inappropriate work in those cases in which undertaking the appropriate work would result in substantial hardship or deprive the owner of all reasonable use and benefit of the property or where its effect would be insubstantial.
- VII. DEFINITIONS:
- ELEVATION: a drawing showing the elements of a building as seen in a vertical plane.
- FOOTPRINT: the outline of a building on the land.
- NEW CONSTRUCTION: any work undertaken on a new building or feature. An addition to an historic structure is considered new construction.
- PLAN: a drawing illustrating the elements of a building as seen in a horizontal plane.
- REHABILITATION: any work undertaken on an existing building, regardless of the age of the building.
- STREETSCAPE: a view or picture of the street setting depicting the proposed or existing building in relationship to other buildings on the street.